

**COLUMBIA COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
REQUEST FOR PROJECT NO. 2025-N
CDBG – H04 HOUSING REHABILITATION**

The Board of County Commissioners (County) will receive sealed proposals in the office of Commissioners, 135 NE Hernando Avenue, Suite 203, Lake City, FL 32055, until **2:30 PM** local time on **JUNE 26, 2025** for the following:

CDBG HOUSING REHABILITATION

The Bid Forms and specifications may be obtained from the County's web site at <http://www.columbiacountyfla.com/PurchasingBids.asp>. Deadline for questions regarding construction plans, specifications, and/or bid documents must be received before **5:00 P.M.** on **JUNE 18, 2025**.

To be eligible for consideration, all bidders must be listed as a Pre-Qualified Contractor. A **MANDATORY Pre-Bid Meeting will be held at 11:00 AM on JUNE 11, 2025** at Columbia County Commissioners Conference Room located at 135 NE Hernando Avenue, Suite 203, Lake City, FL 32055. There are four (4) different homes; Contractors may bid any one or all.

Bidders without a complete proposal described will be considered improper. The solicitation information is available online only at: <https://www.columbiacountyfla.com/PurchasingBids.asp> Columbia County welcomes your response to this solicitation. Proposals should be prepared in accordance with the instructions herein and will be evaluated by the County as stated in the evaluation section of this document. The County reserves the right to waive any formalities, to reject any or all proposals or to re-advertise for proposals for these services. The County may withdraw all or part of this solicitation at any time to protect the interests of the County. All Proposers are asked to be thorough yet concise in their response. Failure to provide the response in the manner prescribed herein may be grounds for disqualification.

Only one bid set will be furnished with each company or corporation interested in bidding. The one complete bid set is to be submitted in a sealed envelope. Proposers shall indicate Bid Number, Project Title, and the name and address of the firm submitting the bid on the outside of the envelope.

All Proposers are advised that under Chapter 119, Florida Statutes, all responses are deemed a public record and open to the public as provided for in said statute.



INVITATION TO BID

Bid CDBG 2025-N

CDBG Project Number: 22DB-OP-33-22-01-H04

Community Development Block Grant
Housing Rehabilitation Program

Due Date: Thurs. June 26, 2025 by 2:30 pm

MANDATORY PRE-BID CONFERENCE

Wednesday-June 11, 2025 at 11:00am

Contractor Notification Date: **05/29/2025**

Notification Method:

Email & Posting at Purchasing Website

COLUMBIA COUNTY, FLORIDA
A political subdivision of the State of Florida
Purchasing Department
135 NE Hernando Ave #203
Lake City, Florida 32055

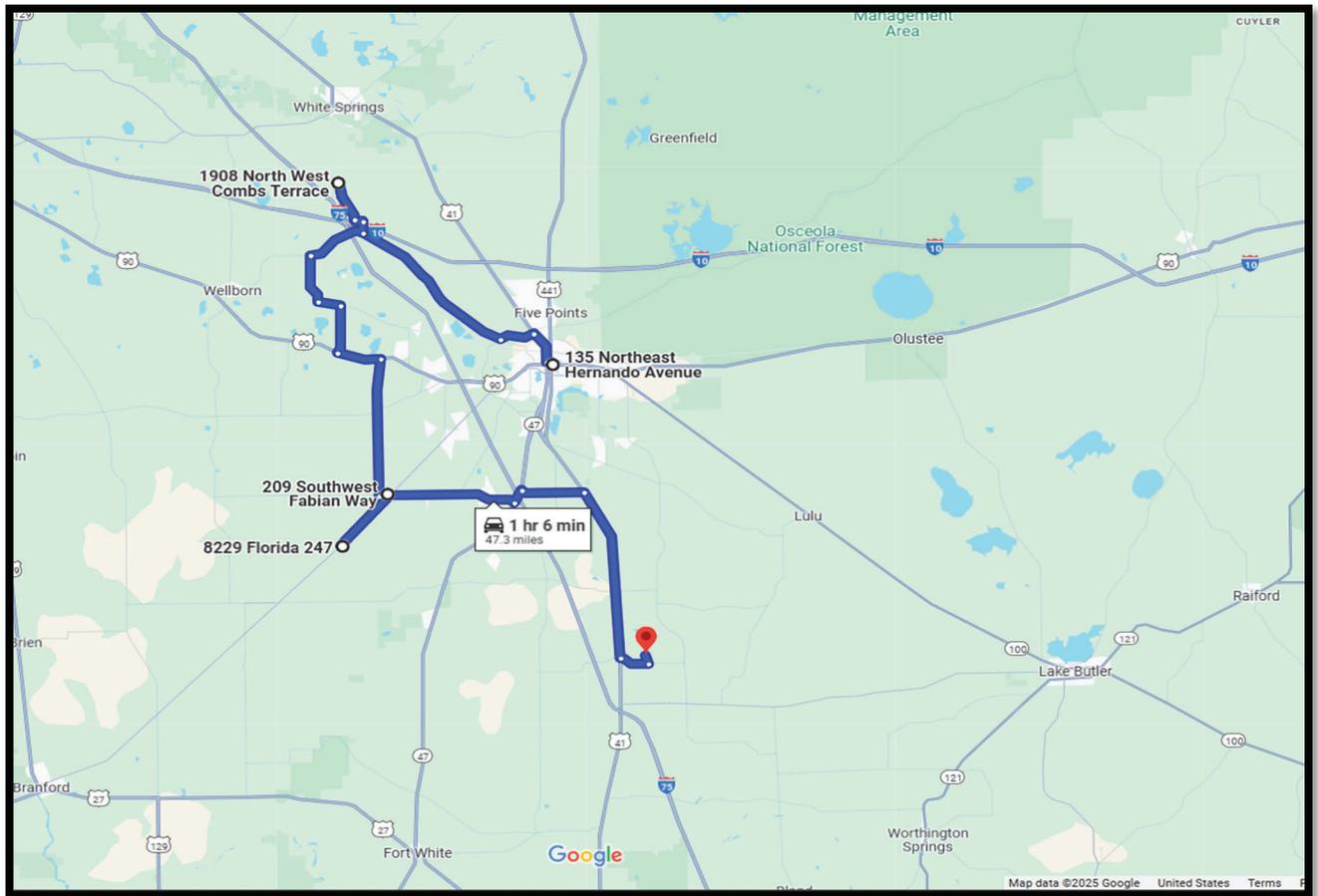
Event Timeline

Bidders should review and become familiar with the Event Timeline. The dates and times of each activity within the Timeline may be subject to change. It is the responsibility of Bidder to check for any changes. All changes to the Timeline will be made through an addendum to this Invitation to Bid.

EVENT	DATE	TIME
Issue Invitation to Bid	May 28 , 2025	N/A
MANDATORY Pre-Bid Conference	June 11, 2025	11:00 AM
Deadline for Questions	June 18, 2025	5:00 PM
Bid Due Date and Time	June 26, 2025	2:30 PM
Public Opening Date and Time	June 26, 2025	2:31 PM

Location of Projects

- 1908 NW Combs Terr. Lake City, FL (B. Wilson)
- 209 SW Fabian Way. Lake City, FL (J. Roskey)
- 8229 State Road 247 Lake City, FL (T. Foster)
- 1836 SE Cline Feagle Rd. Lake City, FL (M. Robinson)



NOTICE TO BIDDERS

A Mandatory Pre-Bid Conference will be held on **June 11, 2025, at 11:00 am** starting at **135 NE Hernando Ave. #203 Lake City, FL 32055**. This meeting will be followed by a Mandatory Walkthrough at each additional location. (Order of site visits follows the order of listing presented in the Location of Projects heading above).

All bids are due by Thursday, June 26, 2025 by 2:30 P.M. Local Time. Bidders will have the option to submit bids physically (in-person) or by mail. In-person or mailed submissions shall provide one-(1) clearly marked original, and two-(2) copies. Bid envelopes are to be identified as CDBG and the ITB number, as well as the bidder's name and address. Late bids shall not be accepted.

All submissions must be delivered to the following:

Hand Delivery:	Erica Jones
Fed – X, UPS	Purchasing Officer
Or	135 NE Hernando Ave. #203
Mail Delivery	Lake City, FL 32055

A Public Opening is scheduled for Thursday: June 26, 2025 at 2:31 PM, or as soon thereafter as possible, at 135 NE Hernando Ave. #203 Lake City, Florida, 32055.

Copies of the ITB Notification and Bid Documents can be obtained by contacting Guardian CRM, at: 888-482-7393 or at <https://www.columbiacountyfla.com/PurchasingBids.asap>.

Please print copies of the ITB documents and Scopes of Work so that you may have them for the pre-bid meeting.

Please do not contact the homeowner(s) or visit the project sites prior to the scheduled mandatory pre-bid meeting and site visit activities.

Persons with disabilities needing assistance to participate in any of the proceedings should contact the Columbia County CDBG Program Consulting Grant Administrator: Dawn Cobb at: (888) 482-7393 or grant.administrator@guardiancrm.com. All requests shall be made at least Seventy-two (72) hours in advance.

METHOD OF AWARD

The County reserves the right to reject low Bids, to waive irregularities and/or inconsistencies in any Bid, and to award project contracts in a manner deemed to be in the County's best interest.

No Contractor or subcontractor may participate in this work if ineligible to receive Federal or State funded contracts.

Sealed bids will be opened at a public bid opening. The Project Manager will generally recommend that the contract be awarded to the lowest responsible bidder within plus or minus fifteen percent (15%) of the cost estimate. Bids below the fifteen percent (15%) threshold will be reviewed and are not automatically disqualified.

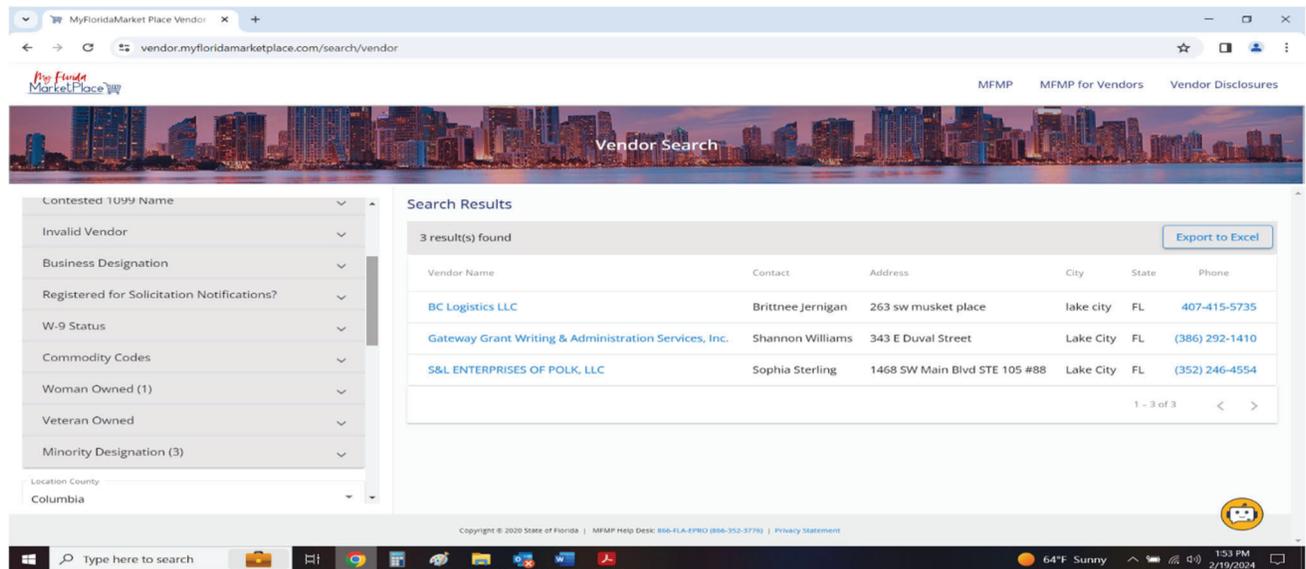
A minus ten percent (10%) contingency will be assessed for all Section 3 and/or W/MBE firms at the bid opening to provide incentive, opportunity and encourage the participation of such established business types in accordance with HUD requirements. All bid awards will be made available to the participating Contractors and homeowners.

The PA reserves the right to reject any and all bids and to award them in the best interest of the Applicant and the County. The Applicant must approve the bid award prior to signing contracts.

No contractor will be allowed to have more than two (2) jobs per bid round, with a maximum award of three (3) jobs under construction at one time without the consent of the PA.

The County places significant value on high quality work and performance, timely access and response, scheduling and cost concerns and communication.

Columbia County is an Equal Opportunity Employer and makes all efforts to include Section 3, W/MBE, Veteran-Owned, and all other underserved business types in any bid solicitations related to County Grant Programs. A complete statewide and local W/MBE listing can be accessed via the following weblink: <https://vendor.myfloridamarketplace.com/search/vendor>.



A Full list of W/MBE firms can be found Exhibit G of this document.

The Section 3 Performance Evaluation and Registry System (SPEARS) is no longer active. SPEARS stored grantee Section 3 reports from 2012-2020. These files have been moved to an internal HUD site. Individual requests for files and other inquiries can be made through your [local HUD Field Office](#) or at Section3@hud.gov. For more Section 3 and system updates, subscribe to "Section 3" via [GOVDelivery](#)

It is important to note that Section 3 businesses are not entitled to receive contracts simply by being listed in HUD's Section 3 Business Registry database. Eligible businesses may need to demonstrate that they are responsible and have the ability to perform successfully under the terms and conditions of proposed contracts. Section 3 requirements at 24 CFR 135, then provides preference for contracts and subcontracts to these firms- but not a guarantee.

Contractors shall make all relevant and feasible efforts to seek and employ W/MBE and Section 3 business and individuals. **Physical or digital copies of the Columbia County W/MBE firm listing can be provided upon request.**

STATEMENT OF NO BID

If a bidder does not intend on submitting a bid, please complete and return this form prior to the solicitation due date shown herein. Return by email (antonio.jenkins@guardiancrm.com).

We, the undersigned, have declined to bid on the above reference ITB for the following reason(s) (mark all that applies):

- Do not offer the good(s) or service(s) required***
- Our schedule would not permit us to perform responsibly***
- Unable to meet specifications/scope of services***
- Unable to meet minimum requirements***
- Insufficient time allowed for preparation of response***
- Project/Budget too small***
- Specifications unclear – too vague, rigid, etc. (please explain below)***
- Other (please explain below)***

REMARKS

Company Name:	_____
Company Address:	_____
Phone Number:	_____
Authorized Name:	_____
Title:	_____

Columbia County encourages your company to consider bidding on future projects!

CONTRACTOR INFORMATION SHEET

<p>DUE DATE: <u>Bids due on or before</u> <u>2:30 PM</u> <u>LOCAL TIME</u> on Thursday: June 26, 2025</p>	<p>ITB NO.: #2025-N</p>	<p>RELEASE DATE: 05/29/25</p>	<p>CONTACT: Erica Jones Purchasing Officer (386) 719-2028 ejones@columbiacountyfla.com</p>
<p>Check Addenda for revised due dates before submitting your Bid. Late Bids shall not be accepted.</p>			
<p style="text-align: center;">ITB TITLE: ITB 2025-N CDBG HOUSING REHABILITATION PROGRAM</p>			

Bidder's Name and "Doing Business As", if applicable:	Telephone Number:
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Address:

County:	State:	Zip Code:
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FEI/EIN Number:	DUNS Number:
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E-Mail Address of Authorized Representative:

MINIMUM REQUIREMENTS

Firms that do not meet the minimum requirements as determined by the County, at its sole discretion, will be deemed non-responsive and not considered for award. **By placing a checkmark next to each requirement, Bidder is confirming the requirement is met.**

- Be currently licensed in the State of Florida as General or Building Contractor; and
- Must have a minimum of three (3) years' experience performing similar work involving housing repairs and CDBG funding; and
- An office within the state of Florida and maintain an office within the state of Florida which shall be kept for a minimum of one (1) year to coincide with the warranty requirement; and
- Attend Mandatory Pre-Bid Meeting; and
- Insured and meeting insurance requirements applicable to perform the services

ADDENDA ACKNOWLEDGEMENT

Initial by all that apply - acknowledging receipt/review of the following Addenda.

_____ Addendum #1
_____ Addendum #2
_____ Addendum #3
_____ Addendum #4
_____ Addendum

BID CERTIFICATION

I certify that I have carefully examined the ITB document and associated documents, including Addenda. I further certify that all information contained in this bid is truthful to the best of my knowledge and belief and that I am duly authorized to submit this bid on behalf of the company named above and that the company is ready, willing, and able to perform if awarded.

Printed Name
Title

The County reserves the right to reject any and all bids, or to accept any bid or portion thereof deemed to be in the best interest of the County, and to waive any non-substantial irregularities.

BID FORM

Refer to the *Scope of Work (SOW)* for descriptions & specifications of each project listed below.

1) 1908 NW Combs Terr. Lake City, FL 32055

TOTAL BID AMOUNT: \$ _____

TOTAL BID AMOUNT WRITTEN: _____
(Spelled out)

2) 209 SW Fabian Way. Lake City, FL 32024

TOTAL BID AMOUNT: \$ _____

TOTAL BID AMOUNT WRITTEN: _____

3) 8229 State Rd. 247 Lake City, FL 32024

TOTAL BID AMOUNT: \$ _____

TOTAL BID AMOUNT WRITTEN: _____
(Spelled out)

4) 1836 SW Cline Feagle Rd. Lake City, FL 32025

TOTAL BID AMOUNT: \$ _____

TOTAL BID AMOUNT WRITTEN: _____
(Spelled out)

The Bid Prices shall remain good for ninety (90) days after the due date of this ITB. By signing below, the Bidder certifies that the price quoted represents and includes the entirety of the work, fees, profit, overhead, general requirements, general conditions, etc., of the project per the ITB documents.

By affixing their signature to the Bid Form, the Bidder hereby states that they have read all bid specifications, terms and conditions outlined in the Invitation to Bid and agree to such. Bidder declares that the individual signing this Bid Form has the legal capacity to sign on behalf of Bidder and to contractually obligate Bidder.

Furthermore, Bidder hereby agrees to provide the Services described in the Invitation to Bid for the unit or lump sum prices as noted above, which includes all supervision, labor, materials, equipment, supplies, machinery, tools, apparatus, insurance, bonds, transportation, overhead, profit, applicable taxes and costs of all kinds necessary to complete the Services.

Bidder's Name: _____

Signature: _____ Date: _____

Print Name: _____ Title: _____

REFERENCE LIST

Bidder's Name: _____

List a minimum of three (3) client references that can speak to the Bidder's experience and performance, within the last three (3) years. References from public sector clients are preferred. The County will send Reference Check Surveys via email to the references provided. If the contact information is incorrect or the reference does not respond, the Bidder will lose points awarded for this criterion.

Reference #1			
Company Name:			
Location (County, State):			
Contact Person/Title:		Phone #:	
Email Address:			
Dates of Service:			
Services Provided:			
Issues Experienced, if none write N/A:			
Reference #2			
Company Name:			
Location (County, State):			
Contact Person/Title:		Phone #:	
Email Address:			
Dates of Service:			
Services Provided:			
Issues Experienced, if none write N/A:			
Reference #3			
Company Name:			
Location (County, State):			
Contact Person/Title:		Phone #:	
Email Address:			
Dates of Service:			
Services Provided:			
Issues Experienced, if none write N/A:			

BIDDER'S DISCLOSURE FORM

The undersigned certifies under oath the truth and correctness of all statements and all answers to questions made hereinafter. Additional sheets may be attached if required.

Bidder's Name: _____

Address: _____

Contact Person: _____

Title: _____

Phone No.: _____

Email Address: _____

Federal Identification No.: _____

This Business is: () An Individual () A Partnership () A Corporation

Bidder's License No., if applicable: _____

***Attach certificate of status, competency, and/or state registration**

(1) **Has your company or any of its officers received a reprimand of any nature or been suspended by the Department of Professional Regulations or any other regulatory agency or professional association within the last five (5) years?** YES NO

(2) **Has your company, or any member of your company, been declared in default, terminated or removed from a contract or job related to the services your company provides in the regular course of business within the last five (5) years?** YES NO

(3) **Has your company had against it or filed any request for equitable adjustment, contract claims, bid protest, or litigation in the past five (5) years that is related to the services your company provides in the regular course of business?** YES NO

(4) **Describe each affiliation or business relationship with an employee, board member, elected official(s) or an immediate family member of any such person of the County of Columbia. If none, write NONE.**

(5) **Describe ANY other affiliation or business relationship that may cause a conflict of interest. If none, write NONE.**

If yes, state the nature of the request for equitable adjustment, contract claim, litigation, or protest, and state a brief description of the case, the outcome or status of the suit and the monetary amounts or extended contract time involved.

I hereby certify that all statements made are true and I agree and understand that any misstatement or misrepresentation or falsification of facts shall be cause for forfeiture of rights for further consideration of this BID for the County of Columbia.

Signature

Date

BIDDER'S REPRESENTATION AND CERTIFICATION FORM

In submitting a Bid, the Bidder understands, represents, and certifies the following (if the Bidder cannot so certify to any of following, the Bidder shall submit with its Bid a written explanation of why it cannot do so). If County finds, before or after Award of the Bid that Bidder was not truthful concerning any of the following, County shall have the right to terminate the Award without liability and, at its discretion, to seek damages from Bidder, if damages result to the County from such act, in any way whatsoever.

Compliance with Laws: Bidder shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287 of the Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

Initial _____

Conflict of Interest: Bidder covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Bidder warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Bidder to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Bidder any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Bidder, and its subcontractors at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Bidder or its subcontractors, during its tenure, or for two years thereafter, has any interest, direct or indirect. Bidder, and its subcontractors at any tier, shall insert the following provision into each of their contracts and sub-contracts:

"No member, officer, or employee of the sub-contractor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

Initial _____

Convictions: Bidder has fully informed Owner of all convictions of the firm, its affiliates (as defined in section 287.133(1) (a) of the Florida Statutes), and all directors, officers, and employees of the firm and its affiliates for violation of state or federal antitrust laws with respect to a public contract for violation of any state or federal law involving fraud, bribery, collusion, conspiracy or material misrepresentation with respect to a public contract. This includes disclosure of the names of current employees who were convicted of contract crimes while in the employment of another company.

Initial _____

Discriminatory Vendor: Bidder certifies that they are not subject to Section 287.134 (2)(a) which specifies that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not be awarded or perform work as a contractor, supplier, sub-contractor, or consultant under a contract with any public entity, and may not transact business with public entity.

Initial _____

Drug Free Workplace: Bidder certifies that it has a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988. (41 U.S.C. 702-706)

Initial _____

BIDDER'S REPRESENTATION AND CERTIFICATION FORM

Debarment: Bidder certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise County immediately if their status changes and will provide an explanation for the change in status.

Initial _____

Equal Employment Opportunity: Bidder shall not discriminate on the basis of race, color, sex, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Bidder shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the State of Florida Department of Transportation, the Secretary of Labor, or County may require. The above shall be required of any subcontractor hired by Bidder. All Equal Employment Opportunity requirements shall be included in all non-exempt sub-contracts entered into by Bidder. Sub-contracts entered into by Bidder shall also include all other applicable labor provisions. No sub-contract shall be awarded to any non-complying sub-contractor. Additionally, Bidder shall insert in its sub- contracts a clause requiring subcontractors to include these provisions in any lower tier sub-contracts that may in turn be made. Bidder shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

Initial _____

E-Verification System: Bidder shall comply with the Executive Order No. 12989 as amended, and Executive Order No. 11-116, and agrees to utilize the U.S. Department of Homeland Security's E-Verify system, <https://e-verify.uscis.gov/emp>, to verify the employment eligibility of one (1) all persons employed by the Bidder during the contract term to perform any duties within Florida; and two (2) all persons, including subcontractors, assigned by the Bidder to perform work pursuant to this Contract. Bidders meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision.

Initial _____

Immigration and Nationality Act: Bidder shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. County will not intentionally award County contracts to any Bidder who knowingly employs unauthorized Alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with County may result in immediate termination of the Agreement. County will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement, by County, if Contractor knowingly employs unauthorized aliens.

Initial _____

BIDDER'S REPRESENTATION AND CERTIFICATION FORM

Lobbying: Bidder shall not, in connection with the Agreement, directly or indirectly (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any County officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any County officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

Initial _____

Non-Collusion: Bidder agrees that neither it, nor any of its officers, partners, agents or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Bidder intends to do the work with its own bona fide employees or subcontractors and has not provided a response for the benefit of another contractor. Furthermore, Bidder certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a response on any public contract.

Initial _____

Prohibited Interests: Bidder, and its sub-contractors at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the project covered under this Invitation to Bid, or of any property included or planned to be included in the project, in which any member, officer, or employee of the Bidder or its sub- contractors, during its tenure, or for two years thereafter, has any interest, direct or indirect.

Initial _____

Public Entity Crime: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Initial _____

Scrutinized Vendor: Bidder certifies under penalties of perjury, as of the date of this solicitation to provide goods and/or services to the County of Columbia, that it:

- (1) Does not participate in a boycott of Israel; and
- (2) Is not on the Scrutinized Companies that Boycott Israel List; and
- (3) Is not on the Scrutinized Companies with Activities in Sudan List; and
- (4) Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
- (5) Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The County of Columbia shall provide notice, in writing, to the Contractor of the County's determination concerning the false certification. Section 287.135, Florida Statutes, prohibits state agencies and departments, and local government entities from: 1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a BID for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and 2) Contracting with companies, for goods or services over \$1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector list, created pursuant to s. 215.473, or are engaged in business operations in Syria.

Initial _____

BIDDER'S REPRESENTATION AND CERTIFICATION FORM

Indemnification: The Contractor/Builder or its sub-contractors shall indemnify, defend and hold harmless the COUNTY, and its officers and employees, from all claims, demands, liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor/Builder or its sub-contractors and other persons employed or utilized by the Contractor/Builder or its sub-contractors in the performance of the agreement; regardless of the negligence of the indemnitee or its officers, directors, agents, or employees. However, such indemnification shall not include claims of, or damages resulting from, gross negligence, or willful, wanton, or intentional misconduct of the indemnitee or its officers, directors, agents, or employees. Upon request of the COUNTY, the Contractor/Builder or its sub-contractors shall, at no cost or expense to the COUNTY, indemnify and hold the COUNTY harmless of any suit asserting a claim for any loss, damage or liability specified above, and Contractor/Builder or its sub-contractors shall pay any cost and reasonable attorneys' fees that may be incurred by the COUNTY in connection with any such claim or suit or in enforcing the indemnity granted above. Nothing in this agreement should be construed as the COUNTY waiving its sovereign immunity pursuant to 768.28, et seq., Florida Statutes, or any other sovereign or governmental immunity.

Initial _____

If Bidder cannot attest to any of the above, they must submit an explanation as to why on their letterhead, signed by the individual signing this Form, and attach such to this Form.

Bidder's Name: _____

Bidder's Address: _____

Phone No: _____ Email Address: _____

Authorized Representative: _____ Title: _____

Signature: _____ Date: _____

State of Florida

County of _____

The foregoing Affidavit was acknowledged before me on _____ (DATE).

[Notary Seal]

Notary Public Signature

SUB-CONTRACTOR LIST

Bidder's Name: _____ **Phone #:** _____

NOTE: List **all sub-contractors** you invited to bid on this project, whether they were selected or not. If sub-Contractors will not be used on this agreement, check the box below. **Form must be submitted with your bid.** Use additional sheets if necessary.

The County reserves the right to reject any bids if the Bidder names sub-contractors who have previously failed in the proper performance of an award or failed to deliver on time contracts of a similar nature, or who is not in a position to perform under this award. The County reserves the right to inspect all facilities of any sub-Contractor in order to make a determination as to the foregoing.

	Company Name	Work To Be Performed	Contact Person	Telephone Number
1				
2				
3				
4				
5				
6				

I affirm that sub-contractor(s) will not be used to complete projects under this agreement.

Print Name: _____ Title: _____

Signature: _____ Date: _____

**COLUMBIA COUNTY
HOUSING REHAB PROGRAM
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Client:	Betty Wilson	Date:	April 2025
Address:	1908 NW Combs Terr. Lake City, FL 32055		

Home Built: 1998.

- *Lead Base Paint Safe Construction Actions: **Does Not Apply**
- ACM Actions: **May Apply:-See Attached Test results**
- Mold Actions: **N/A**

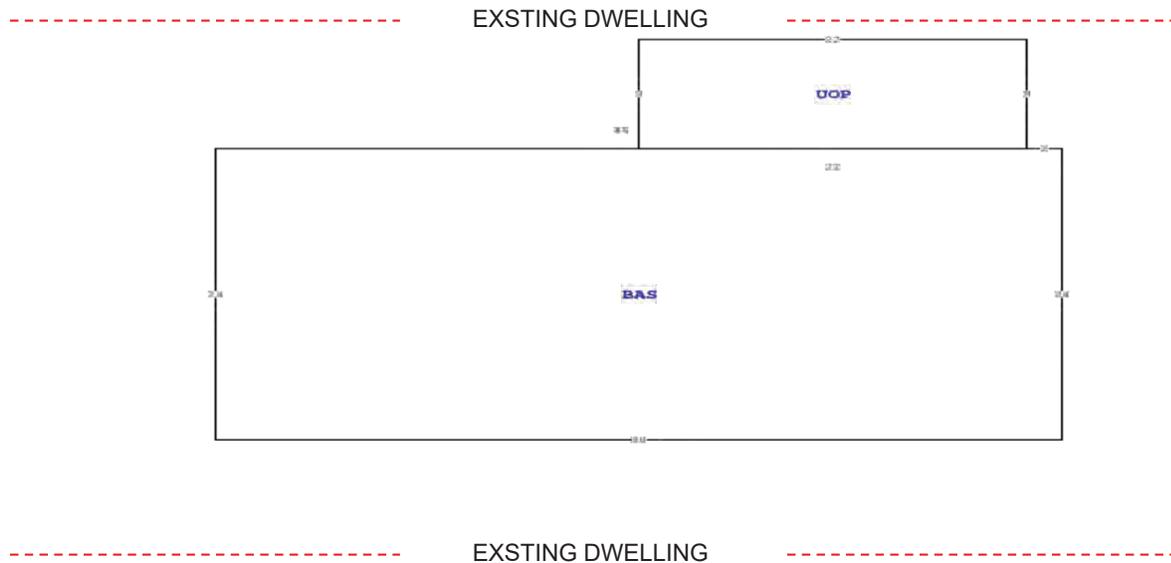
**This unit was constructed pre [] post [X] 1978: Take Notice of any material that may contain Regulated Asbestos Containing Material (RACM), Lead Based Paint (LBP) or Mold and follow all safe LBP and ACM recommended actions for safe repairs and/or disposal. If there are not attachments pertaining to RACM, LBP, or Mold it is not reasonable to assume that no actions are required.*

Parcel ID: 30-2S-16-01791-001 (5853)

Brief Legal Description: 5 AC IN A SQUARE IN NE COR OF SW1/4 OF NW1/4 AS LIES W OF OLD WHITE SPRINGS RD. JTWRS ORB 846-838, DC 1169-957 (THEOLA JONES),DC 1186-1328 (ESSIE JONES) EX NORTH 2 ACRES AS DESC IN ORB 1280-1781

PA Appraised Value: \$141,322.00

Item	System	Description of Work	Location	Price	Contractor Initials
Project Note	REHABILITATION	Special attention should be directed to all contractor obtained LBP/ ACM/ reports regarding Lead Base Paint and/or Asbestos. Any recommendations included in the reports regarding such material shall become part of the Work. LBP Outcome: See Report ACM Outcome: See Report	Unit	\$ _____	



PROJECT OPERATIONAL STANDARDS AND NOTIFICATION

A. GENERAL PROJECT INFORMATION

All Housing Rehabilitation Program inspections are considered as complete as possible based on the condition of the home at the time of the Pre-SOW inspection. All defects may not be accessible and/or visible at the time of inspection. Defects may be uncovered during the rehab process, changing the scope of work. The Housing Rehabilitation Program nor its agents or representatives are responsible for unseen items. Not all items that are determined to contain non-code or HQS defects will be listed in the SOW. Priorities governed by the applicable program Housing Assistance Plan and implemented by the CDBG Program Administrative team, including but not limited to the Program HRS; the Program Inspector, Program Project Manager, and/or Program Administrator.

Project inspections and SOW's are developed based on the following criteria:

1. Emergency & Code deficiencies- Health and safety of the client
2. HQS deficiencies-Health and safety of the client
3. Weatherization and/or hardening measures (as applicable and allowable by the program HAP)
4. Items to protect the home from increased or further deterioration or blight
5. Needs of the client based on age and./or disability
6. Energy saving and green construction measures
7. Program budget availability (as applicable and allowable by the program HAP)

B. OWNER(S) ACCEPTANCE OF THE SCOPE OF WORK

The undersigned applicant(s) certifies that he/she or an appointed agent were and are aware of the pre-SOW inspection that was performed prior to the development of the final project Scope of work. Furthermore, the applicant or his/her appointed agent acknowledge participation in the inspection process and rehabilitation items reviewed and utilized in the development of this Scope of Work (SOW).

Applicant/Homeowner understands that he/she will be responsible for removing or relocating all personal items prior to the commencement of project rehab work. In cases where contractors are required to move personal items, the applicant/homeowner accepts all liability for any and all damaged items that may occur during any such removal and/or relocation. This shall not be the responsibility of the Housing Rehabilitation Program nor any of its direct agents.

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work.

It may be necessary to add or remove items from the SOW based on need and budget availability.

I have read and acknowledge understanding of the statements above:

Owner (Signature) _____ Date: _____

Co-Owner (Signature) _____ Date: _____

C. NOTICE TO BIDDING CONTRACTORS

ALL COSTS SHOULD BE INCLUDED IN THE BID DOC (SOW) LINE ITEMS. THIS IS A GENERAL NOTIFICATION OF INFORMATION FOR WORK TO BE COMPLETED WITH AND FOR THIS PROJECT

PREFACE:

The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this SCOPE OF WORK (SOW).

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work. These changes must be approved by the housing department or other department from which the scope of work was issued.

Some specifications are considered to be general in nature and specifics will be discussed at walk through of project. It is the responsibility of the contractor to verify any misunderstandings prior to work or bid being awarded.

All work to be performed in a professional, workmanlike manner, in accordance with the Housing Program Specifications, Florida Building Code, applicable local ordinance, HOA requirements, and manufacturer's specifications. The contractor shall be responsible for the repairs and/or reinstallation of materials/equipment/fixtures damaged or removed due to any work item contained herein. Contractors shall properly dispose of all fixtures, materials and other items removed from the dwelling unless otherwise specified herein. Bid will be accepted on the **TOTAL BID** submitted, and all items must be cost itemized in the space provided or the bid will be rejected.

SCOPE OF WORK and CHANGE ORDERS

No contractor shall, without prior written approval from the Housing Rehabilitation Specialist, Project Manager, or Housing Program Administrator, deviate from any product recommendations listed within this Scope of Work. A notice of "or equal" exchange shall be provided to the Project Manager within forty-eight (48) hours of the proposed "or equal" substitution.

This notice shall contain: (1) The names of both the SOW recommended product and proposed substitute product name and specifications; (2) Comparable manufacturer specifications list, included but not limited to code applicability, price, warranty information, consumer review reports; (3) Any additional information requested by the Housing Program and/or its agents.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will NOT be granted under any circumstance on or after the fact basis.

All change order must be approved by the owner, Project Manager, and approved housing program representative before any change order work can begin. Change orders will be granted as the program rule(s) and budget will allow. Primarily for code, HQS, and other health & safety deficiencies not already considered a part of the SOW.

VERIFY QUANTITIES/MEASUREMENTS:

All Quantities and Units of Measure stated in the Scope of Work are for the contractor's convenience and must be verified by the contractor at a mandatory or follow up site inspection prior to bid submission. Discrepancies in Quantities or Units of Measure found by the contractor must be communicated to the Housing Rehabilitation Specialist or Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored after the bid submission and rehab contract execution.

ALL PERMITS REQUIRED

The contractor shall initial below for any permits that he/she will apply for relating to this project scope of work. Failure to initial may result in an unacceptable bid:

_____ Building; _____ Zoning; _____ Roofing; _____ Plumbing
_____ Electric; _____ HVAC; _____ Other (list other below as applicable):

JOB BEHAVIOR

Contractor and all contractor subs are expected to act and perform in a professional manner. The work site shall be a drug and harassment free workplace. Failure to comply may result in the owner terminating the contract for cause.

NEW MATERIALS REQUIRED

All materials used in connection with this project are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Housing Rehabilitation Specialist or Project Manager.

PERIODICALLY REMOVE DEBRIS

The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters

WORKMANSHIP STANDARDS

All work shall be performed by workmen both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage. All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, floors, fixtures, appliances, ECT... affected by construction.

The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation: this is not the owner's responsibility: Daily clean-up within and around the home is required and material will be the responsibility of the contracting firm: substituting items to upgrade cabinet heights is prohibited.

It is at the discretion of the Housing Rehabilitation Specialist and/or Project Manager to approve or deny the quality of work on all projects. Poor workmanship will not be accepted and will need to be approved prior to any partial or final payment.

GENERAL WARRANTY

Contractor shall provide a 1-year workmanship and material (5 years for roof) warranty for all work performed via the Scope of Work and any approved change orders. The contractor shall remedy any defect due to faulty material or workmanship and assume responsibility for all damage directly resulting therefrom, which appear within one year from final inspection. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

TIME AND PERFORMACE

This house may or may not require the homeowner to vacate the premises during the construction period. The period for Construction shall be **120 Working days (Mon-Fri: 8am-6pm)** from the date of contract execution and acceptance.

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. Failure to contact the owner for three (3) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the CDBG program in general.

The above applies to all line items associated with this Scope of Work:

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulation, and that I am eligible to participate in the Housing Rehabilitation Program.

Contractor's Name (Print Name): _____ Contractor's Signature: _____

Contractor's Address: _____ Contractor's Phone Number: _____

COLUMBIA COUNTY
CDBG Rehabilitation Scope of Work and Specifications
 (Work Listed Below)

Description: Project Operation	Qty.	Location	Amount
--------------------------------	------	----------	--------

1. OPERATIONAL	All	Project	\$_____
-----------------------	------------	----------------	----------------

The contractor shall be responsible for and provide all applications, permits, plans, drawings, product approvals, or other required local, state, or federal, documentation (To include all applicable Fees, A&E, etc.).

1a. MANUALS & SPECIFICATION DOCUMENTS	All	Project	\$N/A_____
--	------------	----------------	-------------------

The contractor shall supply, at the time of the final CDBG project closeout inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to do so, may result in a failed final CDBG project Inspection.

Line item Notes

NOTE 1: To Include all applicable Plans, Drawings, and Permits, & approved building department docs

NOTE 2: Depending on project location additional and/or special permits may be required. Any additional and/or special permitting requirements, including cost shall be the responsibility of the contractor.

1b. COMMUNICATION & REPORTING STANDARDS	All	Project	\$_____
--	------------	----------------	----------------

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. This shall be documented via an every **Monday Email Report** (MER) to the project manager: Failure to contact the owner and/or provide the MER for two (2) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the SHIP program in general. This credit shall be applied at every failure of compliance occurrence.

Line-item Notes:

NOTE 1: Failure to place a cost for this line item will not exclude the contractor from the responsibility and required stated therein.

1c. STORAGE	All	Project	\$_____
--------------------	------------	----------------	----------------

The contractor shall be responsible for procuring and providing an onsite POD (for a maximum of four months-30 calendar days) to be placed on site during extermination and interior rehabilitation processes. *The homeowner shall be responsible for storing and replacing belongings into and out of the POD.*

Line-item Notes:

NOTE 1: Price to include keyed security lock. The homeowner shall be provided with the sole key and the responsibility for the key's location.

Description: Access	Qty.	Location	Amount
2. ADA ACCESS RAMP	1	Front Elevation	\$ _____

Removed the existing damaged, detached rear entry/exit stair assembly. Modify the surrounding ground to accept the addition of a new wood (PT treated/weatherized) accessibility ramp. The new ramp shall include all required foundational supports, a minimum 6'x6' top landing, and minimum 3' high safety rails at each side of the ramp. The bottom of the ramp shall transition into the yard with a minimal "drop".

Ramp Notes

NOTE 1: ADA guidance weblink: <https://www.access-board.gov/ada/guides/chapter-4-ramps-and-curb-ramps/>

NOTE 2: The work shall include any applicable site preparation (excavation, leveling, and new fill) to ensure the new ramp provides appropriate stability for ease of access

NOTE 3: Railing shall contain appropriate safety spacing per-code. The entire ramp addition to utilize code compliant framing techniques and be fastened using fastener type and spacing distances that are in accordance with the current Florida Building Code requirements.



2a. ADA ACCESS RAMP	1	Rear Elevation	\$ _____
----------------------------	----------	-----------------------	-----------------

Removed the existing damaged, detached rear entry/exit stair assembly. Modify the surrounding ground to accept the addition of a new wood (PT treated/weatherized) accessibility ramp. The new ramp shall include all required foundational supports, a minimum 6'x6' top landing, and minimum 3' high safety rails at each side of the ramp. The bottom of the ramp shall transition into the yard with a minimal "drop".

Ramp Notes

NOTE 1: ADA guidance weblink: <https://www.access-board.gov/ada/guides/chapter-4-ramps-and-curb-ramps/>

NOTE 2: The work shall include any applicable site preparation (excavation, leveling, and new fill) to ensure the new ramp provides appropriate stability for ease of access

NOTE 3: Railing shall contain appropriate safety spacing per-code. The entire ramp addition to utilize code compliant framing techniques and be fastened using fastener type and spacing distances that are in accordance with the current Florida Building Code requirements.



Description: BATH AND PLUMBING	Qty.	Location	Amount
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3. SHOWER ENCLOSURE	As-Listed	Hall-Bath	\$ _____
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Remove existing tub/shower enclosure. Make all needed repairs and modifications to the existing wall/floor to accommodate the installation of a new prefabricated (white), ADA, semi-frameless wall span fit, accessible roll-in shower enclosure with 2 ADA, properly anchored 500lb grab bars.

The new installation shall include new washer-less single handle lever controls, new low-flow (2gpm or less) extendable shower head, all hardware, and components (anchoring, built-in shelving, soap dish, etc.) to ensure complete and proper operation.

All plumbing work shall be by an appropriately qualified contractor and completed to the building code/UPC of the jurisdiction.

Shower Notes

NOTE 1: When replacing faucets in the kitchen or bathroom, or showerheads in the bathroom, these fixtures must meet or exceed the following standard: Gallons per Minute = g.p.m: **Shower Head:** Install a low-flow faucet aerator to 2.0 g.p.m.

NOTE 2: Should installation of the new tub/shower enclosure require removal of the existing toilet, the units should be tested and documented for condition and operational status prior to removal, and then re-installed at the appropriate time. The toilet shall be tested and documented again at re-installation for condition and operational status.

----- **END SOW** -----

TOTAL BID AMOUNT \$ _____

****SPECIAL NOTES****

*All requests for information (RFI's) shall be submitted in writing/via email to:
Antonio Jenkins
Antonio.jenkins@guardiancrm.com
863-899-6695*

Any and all products or services included in this scope of work shall be installed to the manufacture's specifications and in compliance with all applicable Columbia County, Health Department, NEC, and/or Florida Building Codes.

All NOA product numbers can be found at www.miamidade.gov/buildingcode/pc-search_app.asp.

All products with no NOA requirement number can be found at www.homedepot.com, www.lowes.com, or other retail outlets where such products are sold:

OFFICIAL USE ONLY

WORK WRITE-UP PREPARED BY: Antonio Jenkins: Guardian CRM, Inc Date: April 2025
AMENDED WRITE-UP PREPARED BY: _____ Date: _____



REQUIRED ADDENDUM PAGE(S) TO FOLLOW

**READ CAREFULLY-WHEN THIS BID
ESTIMATE/CONTRACT IS SIGNED, YOU ARE LEGALLY
RESPONSIBLE.**

NOTE:

- Only licensed and insured contractors legally able to perform work within the State of Florida may submit bids/estimates. A copy of your license and certificate of insurance (listing the County and owner as additional insured) is required to be submitted with your bid.
- For Housing units constructed prior to 1978 where lead based paint may be present, contractors must have, be able to obtain, or procure a properly licensed/certified EPA-RRP firm in order to complete rehabilitation/abatement on properties where lead is found to be present.
- The bid estimates must be based on the work write-up provided by the County.
- No work shall begin and no material shall be ordered unless a NOTICE TO PROCEED is issued.
- **BUILDING PERMIT MUST BE OBTAINED, AS APPLICABLE, FOR ALL WORK PERFORMED.**
- NO advance payment is allowed.
- Funds will be paid directly to the contractor upon submittal of a final invoice, a W-9 form, a notarized Prime Contractor and Sub-Contractor Release of Lien, a copy of the final inspection approval. For partial draws an inspection on partial work, a notarized Contractors Partial Affidavit plus other additional items identified above are required.
- No funds shall be paid to the property owner (applicant).
- All estimates must indicate if connection to public water or sewer service will be required and include all required utility, County charges, and permit fees for such services as part of the estimate.
- Owner/applicant and contractor must discuss and, on all items, related to this bid estimate, including color and type of material to be used (SEE Exhibit "A" to follow).
- All surfaces disturbed by construction shall be repaired in finished to match existing.
- Contractor shall take before pictures and document working condition of all areas, appliances, ect... in the immediate area of construction.
- Where owner claims of damage not related to a specific SOW is made the photos and notes referenced immediately above shall be utilized in resolving the dispute.

Contractors are prohibited from offering any additional work or favors outside of the SOW/work write-up proposed by the Housing Inspector. Any additional needed work must be done only through the County's approved CDBG change order process.

By signature below, I attest that I have read the SOW and all related information related to the Columbia County CDBG ITB and Bid/Purchasing process.

CONTRACTOR Print Name: _____	DATE: _____
CONTRACTOR Signature: _____	

To receive consistent bid estimates, the Columbia County Housing Consultant provides this form. The County nor its agents, however, are not party to this agreement. Upon completion of any work identified in this bid estimate and approval of the final inspections by the appropriate jurisdiction building inspector, the County will release funds directly to the contractor.

NOTICE BE AWARE THAT:

FLORIDA STATUTE SECTION 837.06- FALSE OFFICIALS STATEMENTS LAW STATED THAT:

“WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND SEGREE, “PUNISHABLE AS PROVIDED BY A FINE TO A MAXIMUM OF \$500.00 AND/OR MAXIMUM OF A SIXTY-DAY JAIL TERM.

(PRINT or TYPE all information unless otherwise noted)

I/we, the undersigned contractor(s), do hereby present and propose the following cost estimate for construction/rehabilitation work to be completed on the identified residential unit. I/we further assure to the best of my ability, that the estimates contained within this bid are an accurate representation and estimate of all necessary work to be completed in relation to the identified residential unit, and **I/we acknowledge that no final payment for work shall be provided until all work has been completed and the corresponding building department has certified the residence** for occupancy, Including all necessary final inspections. All worked performed under this contract has a one (1) year warranty on all workmanship and material and a five (5) year warranty on roofing replacements from the date of the final project inspection.

Contractor Information:

Contractor's Name: _____ Title: _____

Company Name: _____

Address: _____
(Street or PO Box) (County, State, Zip)

Contractor License Information (As Applicable):

State of Florida	Columbia
License Number: _____	License Number: _____

Residential Unit Information:

Unit Address: 1908 NW Combs Terr. Lake City, FL 32055

Owner Name: Betty Wilson

Owner Phone #: 386-965-4273

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
Subcontractor and Permit Listing**



List all subcontractors that will be used for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

SUBCONTRACTING FIRM NAME	SUBCONTRACTING FIRM PHONE #
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.
9.	9.
10.	10.



List all permits that will be required for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

REQUIRED PERMITS	PRINT NAME OF ENTITY RESPONSIBLE FOR PERMIT
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Contractor's Name (Print Name): _____

Contractor's Signature: _____

Title of signatory: _____

“EXHIBIT A”

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
HOUSING REHABILITATION PROGRAM COLOR/STYLE SELECTION**

1. Contractor must provide at least three (3) color choices for each eligible item.

NOTE: See attached scope of work for highlighted eligible items.

2. The Columbia County reserves the right to veto a color choice made by the homeowner.

3. **It is the contractor’s responsibility to provide selections for the homeowner to select the colors and designs, and then sign this form.**

4. Any deviations from this process must be submitted via email to the Housing Inspector (antonio.jenkins@guardiancrm.com) for approval.

5. Color/Style selections are to be signed and forwarded to the Housing Program Inspector no later than five (5) calendar days after the NTP takes effect.

COLORS AND STYLES TO BE LISTED IN THE GRID BELOW:

ITEM LOCATION	ITEM PRODUCT #	ITEM STYLE CODE	ITEM COLOR CODE

(NOTE: PLEASE MAKE A DUPLICATE COPY IF MORE SPACE IS REQUIRED. ALL COPIES MUST BE SIGNED)

The signatures on this document confirm acknowledgment of the above listed items:

Homeowner/Developer Signature: _____	Date: _____
Contractor Signature: _____	Date: _____
Housing Inspector Signature: _____	Date: _____

Pb  3

Environmental Monitoring, LLC.

◆Asbestos, Lead Paint and Construction Air Monitoring ◆Consulting ◆Bulk Sampling for Laboratory Analysis◆
(352) 203-4081 email: robpbo3@gmail.com or rrasmussen72@gmail.com

FL Licensed Asbestos Business Organization No. ZA527

U.S. EPA Certified Lead-Based Paint Activities Firm No. NAT-F178890

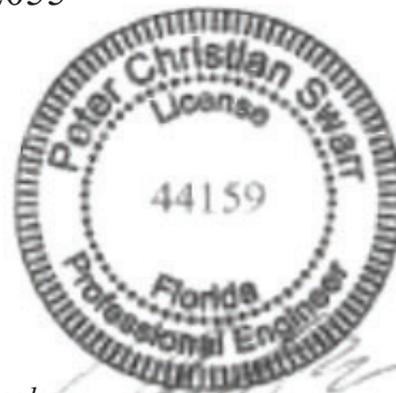
July 14, 2023

Report No: CC-7-14-23-05

Project:
Asbestos Survey for Renovation-House
1908 NW Combs Terrace
Lake City, FL 32055



Client:
Columbia County CDBG-HR Program
135 NE Hernando Ave.
Lake City, FL 32055



Unofficial without seal
Peter Swarr, PE #44159FL
LAC #63

Signed electronically 7/16/23 by
Peter C. Swarr, PE

Asbestos Survey for Renovation-House
1908 NW Combs Terrace
Lake City, FL 32055

According to your instructions **PbO₃** Environmental Monitoring, LLC. has completed an asbestos survey at the subject property (Project). The following pages of this report contain the results of this inspection. This asbestos inspection report presents data that describes the location of asbestos-containing material (ACM) identified only within the project scope. This report is to be used as a program-planning tool for any proposed demolition, renovation, construction and/or maintenance activities scheduled at this facility. This survey was conducted on site by EPA/AHERA trained professional inspector.

Suspect materials not previously identified in this report may be encountered during any renovation or demolition. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

This report is intended for the exclusive use of our client. The findings are relevant to the conditions observed during the physical process of performing the Inspection. These findings should not be treated as absolute, nor should they be relied upon to represent conditions at significantly later dates.

PbO₃ Environmental Monitoring, LLC.



Robert Rasmussen
Building Inspector
Asbestos License # ZA527

1.0 INTRODUCTION

PbO₃ was contracted by our client to conduct an Asbestos Survey of suspect asbestos containing materials found in the subject property.

- 1) Identify suspect asbestos-containing materials that would be disturbed during demolition and/or select renovations to this structure.

1.1 INSPECTION AND SAMPLING PROCEDURE

PbO₃ inspection and sample collection procedures are based on the Environmental Protection Agency (EPA) protocols.

An initial facility walk through is conducted to familiarize the inspector with the facility layout. The facility is then divided into functional available spaces that can be accessed. The suspect homogeneous materials are selected for bulk sampling. Samples are collected and placed into separate, sealed plastic bags. Each sample is individually numbered, and sample information is entered onto a Field Data Sheet. Sample tools are decontaminated after each sample collection. The samples are delivered to an accredited laboratory for analysis, accompanied by a completed Chain of Custody Form.

Suspect materials are divided into three categories: surfacing materials (such as plaster and surface coatings), thermal system insulation (TSI) (such as mudded TSI fittings, duct insulation, and pipe insulation), and miscellaneous material (such as floor tile, drywall, and mastic). Asbestos-containing materials are classified according to:

- Friability**
- * Friable
 - * Non-friable

Friable asbestos-containing material (ACM), is defined as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. (Sec. 61.141)

Nonfriable ACM is any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. EPA also defines two categories of nonfriable ACM, Category I and Category II nonfriable ACM, which are described later in this guidance.

"Regulated Asbestos-Containing Material" (RACM) is (a) friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

A particular suspect material may be found in several different locations within a facility. The EPA does not require that these materials be sampled in each location, provided the materials are of the same type, age, appearance, have the same date of installation, and are sampled in accordance with EPA requirements to provide statistically reliable data that can be extrapolated onto all remaining non-sampled areas.

Accredited inspectors determine the number of samples of each material to be collected, depending on the material's category and the amount of material present.

Asbestos Survey for Renovation-House
1908 NW Combs Terrace
Lake City, FL 32055

The EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations and the Florida Department of Environmental Protection (FDEP) Asbestos program regulate the removal and disposal of asbestos-containing building materials (any material containing more than 1% asbestos).

Asbestos NESHAP regulations must be followed for demolitions and/or renovations of facilities with at least 80 linear meters (260 linear feet) of regulated asbestos-containing materials (RACM) on pipes, 15 square meters (160 square feet) of regulated asbestos-containing materials on other facility components, or at least one cubic meter (35 cubic feet) of facility components where the amount of RACM previously removed from pipes and other facility components could not be measured before stripping.

1.2 METHODS OF LABORATORY ANALYSIS

Samples are analyzed in accordance with AHERA requirements using the following reference methods:

- EPA Interim Method for the Detection of Asbestos in Bulk Insulation Samples (EPA 600/M4-82020, December 1982).
- McCrone Research Institute's The Asbestos Particle Atlas.

All bulk samples are analyzed using PLM visual area estimate (VAE). Friable materials containing asbestos estimated at less than ten percent by PLM-VAE may be reanalyzed by PLM point counting. Additional treatment and tests may be used as required to accurately define composition (i.e., ashing, extractions, and TEM). All bulk sample laboratory reports are verified through an established quality assurance (QA) procedure.

1.3 QUALITY CONTROL PROCEDURES

Laboratories accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) analyze all samples. These laboratories participate in the NVLAP, as well as the American Industrial Hygiene Association (AIHA) Bulk Asbestos Sample Quality Assurance Program. **PbO₃** verifies all sample data for accuracy by cross-referencing Field Data Sheets, Chain of Custody Forms, and field notes.

1.4 DETERMINATION OF ACM CLASSIFICATION

The positive identification of asbestos in a material or product can only be made through laboratory analysis. Visual inspection or common knowledge is not a positive test. The asbestos content of a suspect material is determined by collecting a bulk sample and having it analyzed by PLM. The PLM technique determines the specific type of asbestos present in the bulk sample and VAE provides an estimate of the percentage of asbestos.

The EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) - National Emission Standard for Asbestos (40 CFR Part 61, subpart M) defines a non-friable asbestos-containing material as any material with an asbestos content greater than one percent as determined by PLM analysis. A friable material estimated to contain less than ten percent asbestos as determined by PLM-VAE must be analyzed by PLM point counting and determined to contain less than one-percent asbestos in order to be considered a non-regulated ACM.

Asbestos Survey for Renovation-House
1908 NW Combs Terrace
Lake City, FL 32055

A clarification memorandum issued by the EPA regarding the NESHAP regulation included the following statement:

The parties legally responsible for a building (owner or operator) may take a conservative approach to being regulated by the NESHAP. The responsible party - may choose to act as though the building material is an asbestos-containing material (greater than 1%) at any level of asbestos content (even less than 1% asbestos). Thus, if the analyst detects asbestos in the sample and estimates the amount to be less than 10% by visual estimation, the parties legally responsible (owner or operator) of the building may elect to assume the amount to be greater than 1% and treat the material as regulated asbestos containing material or require verification of the amount by point counting.

1.5 INSPECTION LIMITS

PbO₃ has performed the Client requested tasks in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. **PbO₃** cannot guarantee and does not warrant that this Asbestos Survey has identified all adverse environmental factors and/or conditions affecting the subject properties on the date of the Assessment. **PbO₃** cannot and will not warrant that this Asbestos Survey that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards. The results reported and conclusions reached by **PbO₃** are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. Please note that the test results relate only to those homogeneous materials tested. If conditions, or materials, other than those addressed in this report are encountered during the planned demolition activities, **PbO₃** should be contacted to assess the potential impact of these materials or conditions relative to the findings or recommendations included herein. The survey was performed by observing suspect materials throughout the structure where accessible. We must emphasize that it is not possible to look within every location of a building. The visual survey documents only general locations of suspect materials but does not determine exact boundaries. Concealed locations of asbestos may exist at the subject property, and the levels may vary from those stated in this report. There may be variations in the composition of materials which appear similar. Materials may be hidden from view and not accessible. Hypothetical examples include floor tile hidden under carpeting, and not detected by our typical examination of the area under the carpet at a corner(s) or existing hole(s), an abandoned length of insulated pipe hidden within a finished wall, an asbestos-cement sewer vent pipe in the wall behind a toilet, asbestos paper/felt between hardwood flooring and the sub-floor or old vinyl floor tile covered over with plywood and newer flooring materials. No attempt was made to disassemble equipment or demolish structural elements and finishes as this is beyond the scope of our authorized services. Visual observations were made only at convenient locations, due to these limitations, wall voids, flooring under carpet, building cavities and mechanical equipment, and other areas may contain unreported asbestos-containing materials. Suspect materials not previously identified in this report may be encountered during any demolition activity. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

All fire doors should be assumed asbestos containing material since disassembly of locks and/or other work to access the door insulation is not possible.

We generally assume that roofing material, vinyl flooring and floor mastic contains asbestos, as asbestos roofing material, asbestos vinyl flooring and asbestos floor mastic are very common unless noted as sampled. Location

Asbestos Survey for Renovation-House
1908 NW Combs Terrace
Lake City, FL 32055

and sampling of underground items, such as asbestos-cement pipes, would have been outside of the scope of the survey. Cloth jacketed electrical wiring if present, should be assumed asbestos containing material. Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized.

Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized. Swimming pools are not tested unless they are accessible and drained. Swimming pools should be assumed an asbestos containing material.

EPA 6001R-93/116 is the specified method for analysis of bulk material samples for asbestos under the EPA Asbestos Hazard Emergency Response Act, there have been reports that this method may not identify asbestos when fiber sizes are extremely small or if they are bound in a resinous material. Such materials include floor tile, mastic and asphaltic roofing. Currently, reanalysis by Transmission Electron Microscopy (TEM) to verify results of <1 % or "None Detected" for these materials is recommended.

Quantities shown in this survey are estimates, actual quantities may vary. Field verification is the responsibility of the contractor. Contractors are responsible for their own verification of quantities prior to bid submittal.

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

1.6 INSPECTION DATE AND INSPECTOR INFORMATION:

PbO₃ employee Richard Anderson inspected the structure on July 5, 2023.

2.0 FACILITY CONSTRUCTION INFORMATION:

The structure is a pre-fabricated mobile home on piers with a metal roof.

2.1 FACILITY MAINTENANCE AND/OR RENOVATION HISTORY

Unknown

2.2 SUSPECT MATERIAL SUMMARY

- Exterior Caulking
- Popcorn Ceiling Texture
- Concrete
- Drywall

Asbestos Survey for Renovation-House
1908 NW Combs Terrace
Lake City, FL 32055

2.3 RESULTS

There was a total of Ten (10) samples (including sub-samples) analyzed by EPA Method 600/M4/82/020R-93/116. Based upon our visual observations, bulk sampling of suspect materials and subsequent microscopic analysis, we have determined that **No Asbestos Containing Material was detected.**

2.4 RECOMMENDATIONS

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

That this survey be used to identify asbestos containing material and components prior to any planned demolition, renovation, construction and/or maintenance activities scheduled at this facility.

Controlled "Wet" demolition of all materials in place is recommended. Provided the demolition activities do not subject presumed non-friable asbestos containing material (if present) to cutting, sanding, grinding, abrading, or otherwise rendering them friable during demolition.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the demolition of all buildings identified with Asbestos Containing Material (ACM) and/or presumed ACM. The contractor will need to comply with the specific training, duties and responsibilities outlined in this CFR.

**COLUMBIA COUNTY
HOUSING REHAB PROGRAM
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
RE-BID SOW**

Client:	Jamie Roskey	Date:	October 2024
Address:	209 SW Fabian Way. Lake City, FL 32024		

Home Built: 1976.

- *Lead Base Paint Safe Construction Actions: **May Apply**
- ACM Actions: **May Apply:-See Attached Test results**
- Mold Actions: **N/A**

**This unit was constructed pre [X] post [] 1978: Take Notice of any material that may contain Regulated Asbestos Containing Material (RACM), Lead Based Paint (LBP) or Mold and follow all safe LBP and ACM recommended actions for safe repairs and/or disposal. If there are not attachments pertaining to RACM, LBP, or Mold it is not reasonable to assume that no actions are required.*

Parcel ID: 20-4S-16-03079-040 (14461)

Brief Legal Description: LOT 4 BLOCK 4 SHADY OAK ACRES UNIT 2. ORB 412-16, 694-488, 799-786, 805-2224, DIV 02-292DR ORB 956-1203, WD 1097-1049, WD 1117-1641, QCD 1323-1473,

PA Appraised Value: \$157,457.00

Item	System	Description of Work	Location	Price	Contractor Initials
Project Note	REHABILITATION	Special attention should be directed to all contractor obtained LBP/ ACM/ reports regarding Lead Base Paint and/or Asbestos. Any recommendations included in the reports regarding such material shall become part of the Work. LBP Outcome: See Report ACM Outcome: See Report	Unit	\$ _____	



PROJECT OPERATIONAL STANDARDS AND NOTIFICATION

A. GENERAL PROJECT INFORMATION

All Housing Rehabilitation Program inspections are considered as complete as possible based on the condition of the home at the time of the Pre-SOW inspection. All defects may not be accessible and/or visible at the time of inspection. Defects may be uncovered during the rehab process, changing the scope of work. The Housing Rehabilitation Program nor its agents or representatives are responsible for unseen items. Not all items that are determined to contain non-code or HQS defects will be listed in the SOW. Priorities governed by the applicable program Housing Assistance Plan and implemented by the CDBG Program Administrative team, including but not limited to the Program HRS; the Program Inspector, Program Project Manager, and/or Program Administrator.

Project inspections and SOW's are developed based on the following criteria:

1. Emergency & Code deficiencies- Health and safety of the client
2. HQS deficiencies-Health and safety of the client
3. Weatherization and/or hardening measures (as applicable and allowable by the program HAP)
4. Items to protect the home from increased or further deterioration or blight
5. Needs of the client based on age and./or disability
6. Energy saving and green construction measures
7. Program budget availability (as applicable and allowable by the program HAP)

B. OWNER(S) ACCEPTANCE OF THE SCOPE OF WORK

The undersigned applicant(s) certifies that he/she or an appointed agent were and are aware of the pre-SOW inspection that was performed prior to the development of the final project Scope of work. Furthermore, the applicant or his/her appointed agent acknowledge participation in the inspection process and rehabilitation items reviewed and utilized in the development of this Scope of Work (SOW).

Applicant/Homeowner understands that he/she will be responsible for removing or relocating all personal items prior to the commencement of project rehab work. In cases where contractors are required to move personal items, the applicant/homeowner accepts all liability for any and all damaged items that may occur during any such removal and/or relocation. This shall not be the responsibility of the Housing Rehabilitation Program nor any of its direct agents.

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work.

It may be necessary to add or remove items from the SOW based on need and budget availability.

I have read and acknowledge understanding of the statements above:

Owner (Signature) _____ Date: _____

Co-Owner (Signature) _____ Date: _____

C. NOTICE TO BIDDING CONTRACTORS

ALL COSTS SHOULD BE INCLUDED IN THE BID DOC (SOW) LINE ITEMS. THIS IS A GENERAL NOTIFICATION OF INFORMATION FOR WORK TO BE COMPLETED WITH AND FOR THIS PROJECT

PREFACE:

The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this SCOPE OF WORK (SOW).

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work. These changes must be approved by the housing department or other department from which the scope of work was issued.

Some specifications are considered to be general in nature and specifics will be discussed at walk through of project. It is the responsibility of the contractor to verify any misunderstandings prior to work or bid being awarded.

All work to be performed in a professional, workmanlike manner, in accordance with the Housing Program Specifications, Florida Building Code, applicable local ordinance, HOA requirements, and manufacturer's specifications. The contractor shall be responsible for the repairs and/or reinstallation of materials/equipment/fixtures damaged or removed due to any work item contained herein. Contractors shall properly dispose of all fixtures, materials and other items removed from the dwelling unless otherwise specified herein. Bid will be accepted on the **TOTAL BID** submitted, and all items must be cost itemized in the space provided or the bid will be rejected.

SCOPE OF WORK and CHANGE ORDERS

No contractor shall, without prior written approval from the Housing Rehabilitation Specialist, Project Manager, or Housing Program Administrator, deviate from any product recommendations listed within this Scope of Work. A notice of "or equal" exchange shall be provided to the Project Manager within forty-eight (48) hours of the proposed "or equal" substitution.

This notice shall contain: (1) The names of both the SOW recommended product and proposed substitute product name and specifications; (2) Comparable manufacturer specifications list, included but not limited to code applicability, price, warranty information, consumer review reports; (3) Any additional information requested by the Housing Program and/or its agents.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will NOT be granted under any circumstance on or after the fact basis.

All change order must be approved by the owner, Project Manager, and approved housing program representative before any change order work can begin. Change orders will be granted as the program rule(s) and budget will allow. Primarily for code, HQS, and other health & safety deficiencies not already considered a part of the SOW.

VERIFY QUANTITIES/MEASUREMENTS:

All Quantities and Units of Measure stated in the Scope of Work are for the contractor's convenience and must be verified by the contractor at a mandatory or follow up site inspection prior to bid submission. Discrepancies in Quantities or Units of Measure found by the contractor must be communicated to the Housing Rehabilitation Specialist or Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored after the bid submission and rehab contract execution.

ALL PERMITS REQUIRED

The contractor shall initial below for any permits that he/she will apply for relating to this project scope of work. Failure to initial may result in an unacceptable bid:

_____ Building; _____ Zoning; _____ Roofing; _____ Plumbing
_____ Electric; _____ HVAC; _____ Other (list other below as applicable):

JOB BEHAVIOR

Contractor and all contractor subs are expected to act and perform in a professional manner. The work site shall be a drug and harassment free workplace. Failure to comply may result in the owner terminating the contract for cause.

NEW MATERIALS REQUIRED

All materials used in connection with this project are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Housing Rehabilitation Specialist or Project Manager.

PERIODICALLY REMOVE DEBRIS

The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters

WORKMANSHIP STANDARDS

All work shall be performed by workmen both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage. All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, floors, fixtures, appliances, ECT... affected by construction.

The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation: this is not the owner's responsibility: Daily clean-up within and around the home is required and material will be the responsibility of the contracting firm: substituting items to upgrade cabinet heights is prohibited.

It is at the discretion of the Housing Rehabilitation Specialist and/or Project Manager to approve or deny the quality of work on all projects. Poor workmanship will not be accepted and will need to be approved prior to any partial or final payment.

GENERAL WARRANTY

Contractor shall provide a 1-year workmanship and material (5 years for roof) warranty for all work performed via the Scope of Work and any approved change orders. The contractor shall remedy any defect due to faulty material or workmanship and assume responsibility for all damage directly resulting therefrom, which appear within one year from final inspection. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

TIME AND PERFORMACE

This house may or may not require the homeowner to vacate the premises during the construction period. The period for Construction shall be **120 Working days (Mon-Fri: 8am-6pm)** from the date of contract execution and acceptance.

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. Failure to contact the owner for three (3) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the CDBG program in general.

The above applies to all line items associated with this Scope of Work:

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulation, and that I am eligible to participate in the Housing Rehabilitation Program.

Contractor's Name (Print Name): _____ Contractor's Signature: _____

Contractor's Address: _____ Contractor's Phone Number: _____

COLUMBIA COUNTY
CDBG Rehabilitation Scope of Work and Specifications
 (Work Listed Below)

Description: Project Operation	Qty.	Location	Amount
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1. OPERATIONAL	All	Project	\$ _____
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The contractor shall be responsible for and provide all applications, permits, plans, drawings, product approvals, or other required local, state, or federal, documentation (To include all applicable Fees, A&E, etc.).

1a. MANUALS & SPECIFICATION DOCUMENTS	All	Project	\$N/A _____
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The contractor shall supply, at the time of the final CDBG project closeout inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to do so, may result in a failed final CDBG project inspection.

Line item Notes

NOTE 1: To Include all applicable Plans, Drawings, and Permits, & approved building department docs

NOTE 2: Depending on project location additional and/or special permits may be required. Any additional and/or special permitting requirements, including cost shall be the responsibility of the contractor.

1b. COMMUNICATION & REPORTING STANDARDS	All	Project	\$ _____
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The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. This shall be documented via an every **Monday Email Report (MER)** to the project manager: Failure to contact the owner and/or provide the MER for two (2) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the SHIP program in general. This credit shall be applied at every failure of compliance occurrence.

Line-item Notes:

NOTE 1: Failure to place a cost for this line item will not exclude the contractor from the responsibility and required stated therein.

1c. RADON TESTING	All	Dwelling	\$ _____
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PREFACE: The Radon testing shall be completed by a legal and appropriately licensed environmental firm. At the conclusion of any work the investigating company must provide an affidavit stating that the work was completed and provide a report including any applicable mitigation recommendations with detailed remediation plan/scope of work and cost estimate.

Provide an interior dwelling radon testing and inspection via best practice detection processes. The inspection shall yield a comprehensive results report which shall contain all required readings, inspection findings, and mitigation recommendations. Testing shall occur through the entirety of the dwelling unit (including garages, & utility rooms).

The Inspection and recommendations to be provided by a licensed/certified environmental firm. A 3rd party report showing the findings at the time of inspection shall be provided to the Consulting Project Manager and County PA.

Line-item Notes:

NOTE 1: Includes inspection and findings report only.

NOTE 2: Once the inspection report and recommendation plan has been complete and submitted, a change order for actual mitigation may be submitted.

1d. ELECTRICAL SYSTEM	All	Dwelling	\$ _____
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Due to reported random electrical shorts: Inspect and test the housing unit electrical systems and wiring network in its entirety to ensure that the housing units' circuitry is wired for optimal operation, is free from any immediate fire, health & safety threats and is in compliance with the current NEC. **Missing smoke detection units should be noted.**

A licensed electrician must complete inspection and the electrical report must be submitted to the Guardian Project Manager. *A 3rd party report showing the findings at the time of inspection must be provided prior to any change order approval or payment being made.*

Line-Item Notes:

NOTE 1: All subsequent non-listed electrical repairs (smoke detectors, etc.) and procedures (if determined **AFTER** by inspection results) shall be in compliance with all current NEC, State and Federal regulations.

1e. PLUMBING INSPECTION	All	Dwelling	\$ _____
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Homeowner reports a possible leak at the connection span between the utility side and owner side: Inspect and test the housing units water supply connection and plumbing lines (taking care to locate the master shut off valve) system(s) to ensure that they are free of leaks and are in optimal operating order and are able to service the housing unit in the most efficient manner in accordance with the current UPC & Florida Building Code. Work to include inspection of all (accessible) interior water lines and (accessible) components (valves, connection points/joints) at the kitchen sink and bathroom vanities.

Inspection to be performed by a certified licensed and or registered plumbing firm and the plumbing report must be submitted to Hendry County Housing SHIP administration: *A 3rd party report showing the findings at the time of inspection shall be provided to the County before any payment is made or change order granted.*

Line Item Notes:

NOTE 1: The plumbing system inspections to yield a report demonstrating the condition of the system. The report shall be provided to the project manager.

Description: Exterior Rehab-General	Qty.	Location	Amount
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2. HVAC	All	Dwelling	\$ _____
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Remove existing HVAC unit (including vent cleaning). Install a new complete HVAC system (Condenser/AHU), including all required operational components. All existing components (handler housing, plenum) shall be repaired to ensure proper condition and operational order. Installation of new complete HVAC shall be a minimum 14 SEER central heating and air conditioning system (tonnage to be calculated based on required energy calcs). **Rheem (RA14) ClassicSeries or approved equal in value and quality.**

The system is to include service to all habitable rooms. **The ducts and vents shall be inspected for condition.** Where applicable ducts should be adjusted in a manner to ensure maximum air flow: Installation shall also include new return grill (at hallway), compressor, air handler, piping, electrical service connects/disconnects, programmable thermostat and all other components necessary for a complete working system; Exterior condenser must be installed on a minimum 3X3 concrete pad and bolted to the pad.

Line-Item Notes:

NOTE 1: Installation must follow the Energy Star/ACCA Quality Installation Standards (see link for reference): www.acca.org/quality.

NOTE 2: Bid to include vent cleaning and a report detailing the condition of the duct network.



Description: Exterior Rehab-General	Qty.	Location	Amount
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3. ROOFING	All	Dwelling	\$ _____
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Remove existing roof covering (**Primary Dwelling and Carport Extension**) including all deteriorated surface material. Strip the roof down to the sheathing/decking. Replace/repair damaged sheathing/decking not to exceed (10%): any replacement above 10% will be addressed by change order with appropriate back-up. Where new bas decking is installed and/or existing sheathing needs to be re-nailed: The entire roof is to be re-fastened using faster type and spacing distances that are in accordance with the current Florida Building Code requirements.

Install one 36" layer of self-adhering synthetic underlayment shall be utilized over the entire roof deck and per note 2 below. The entire new roof system shall conform to building code and jurisdictional requirements. **No fasteners shall penetrate exposed surface areas, fascia or drip edge.**

Replace existing roof covering with new, 26 Gauge, Galvalume, 3 panel (grey) metal roof covering and code compliant fasteners. Additionally, all boots and vent/stacks shall be replaced with like code compliant products and material. (5-year warranty required). (Recommended Product: Fabral products or equal in value and quality). The new boots and vent/stacks flashed per the most stringent requirements of the manufacturer's specifications or FBC (5-year warranty required). (Recommended Product: Fabral products or equal in value and quality)

Roofing Notes

NOTE 1: Prior to submitting this bid...all bidding contractors shall ensure with the building department and note the slope of the roof to ensure that listed roof covering material can be utilized.

NOTE 2: As applicable, a second 36" layer of self-adhering synthetic underlayment shall be placed above the seams in all valleys. The underlayment shall extend a minimum of 2" over each seam.

NOTE 3: The entire roof is to be re-fastened using faster type and spacing distances that in accordance with the current Florida Building Code requirements. The CDBG Department will require an in-progress visual inspection be performed and approved by the CDBG Inspector.

NOTE 4: Contractor shall take note to ensure the existing chimney is flashed and sealed.



Description: Exterior Rehab-General	Qty.	Location	Amount
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4. DOORS	As-Listed	Dwelling	\$ _____
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Remove the existing primary entry/exit doors: **2 units at the Rear elevation** and install new, white, energy efficient (for the southern region) door with smart key door handle and lock (with pre-cut peep hole).

The Door swing to match that of the removed unit at each listed location. The installation shall include jambs and prep for a sufficient door buck to accommodate the new door, frame, wood casing. Patch to match exterior or interior walls affected by installation. (Door size & dimensions to be determined by contracting firm); Installation to include all required permits, additional anchor framing, hardware, and components to ensure proper and complete installation to current Florida Building Code.

Door installation shall include vinyl bubble weather-stripping, and aluminum threshold dead bolt security lock. All doors shall be keyed to like.

Line-Item Notes:

NOTE 1: Rear E/E Doors (2-1/2 light unit with internal blinds)

NOTE 2: Where a landing is required according to code. In absence of a landing, Contractor shall construct a concrete landing in front of the door as required by code, (or where a landing exists, contractor shall re-construct/modify the existing landing in order to meet code): *Rear Door #2 will require landing and step(s).*

NOTE 3: Contractor shall be responsible for removing and reinstalling the front & right entry/exit storm doors. The units shall be documented for condition prior to removal and installation.



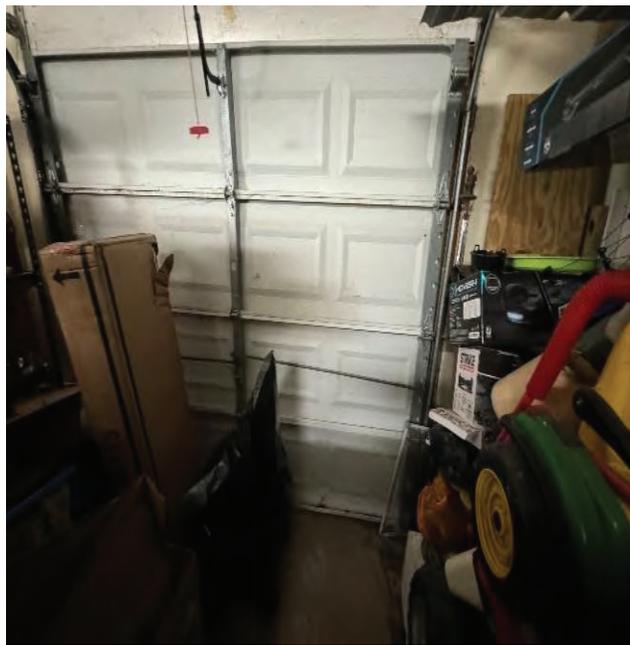
4a.GARAGE DOOR	As-Listed Dwelling	\$
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Remove existing and install (in existing footprint) a new, White, steel or fiberglass, insulated/Low E (1) two car, garage door. Installation to include weather stripping, trim, and all required components to manufacturer's specifications. (Door size & dimensions to be determined by contracting firm). Installation to include new garage door opening system (3/4 HP motor with cover and LED light, framing, tracks, two remotes, weather stripping, trim, and all required components to ensure a code compliant and fully operational system). (Door size & dimensions to be determined by contracting firm).

Installation to include all required permits, additional anchor framing, hardware, and components to ensure proper and complete installation to current Florida Building Code. Any damage caused by the installation process should be prepared and patched to match interior/exterior walls. **Recommended Garage Door Product NOA#-Wayne Dalton or equal in value and quality).**

Line-Item Notes:

NOTE 1: Any repairs, up to including replacement (if required) to the existing garage door framing to ensure full impact protection shall be included in this line item.



Description-Interior Rehab: Bath & Plumbing	Qty.	Location	Amount
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5. VENTILATION	As-Listed	Hall Bath	\$ _____
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Remove exiting overhead fixture and install a new white molded, quiet running bath exhaust fan/light in the footprint of the bathroom ceiling where a previous unit existed.

Ceiling preparations needed for a complete install shall be completed. Installation be to manufactures specifications, vent in accordance with current conditions, and include all required electrical (wall switch), ventilation components and hardware for complete, operational installation. **(Recommended Product: Broan or equal in value and quality).**

5a. TOILET**1 Unit****Hall Bath****\$ _____**

To ensure improved accessibility: Remove existing and Install a new white, elongated bowl, comfort height/handicapped (18"), maximum 1.6 gallon per flush toilet in the hall bathroom. Installation shall include all required hardware and components to ensure complete installation and operational order. **Recommended product: American Standard or equal in quality and value). Toilets to be replaced in the following areas:**

Line-Item Notes:

NOTE 1: Where the toilet and components cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, etc...affected by the replacement(s).

**5b. VANITY****As-Listed****Hall Bath****\$ _____**

Remove existing (including plumbing connections) and install new complete vanity (in existing footprint and dimensions of removed unit) complete with 3 bulb light fixture (including LED bulbs) and over sink wall mounted mirror.

The vanity unit must be constructed with solid wood frame on the doors and cabinet face; the box shall be comprised of minimum 1/2" plywood; shelves **ONLY** may be of composite material and finish covering must be wood veneer or plastic laminate; laminate countertop and 4" laminate back splash and under mount or drop-in level set sink cast in the countertop. Install new water supply valves, lines and escutcheons, strainer assembly, p-trap and tail assembly; Installation to include all other required hardware and components (center set, low flow duel lever faucet and fixtures/drain stop) to ensure for complete installation. **(Recommended product: Pegasus vanity set or equal in quality and value).**

Line-item Note:

NOTE 1: Where the Vanity and any ancillary components (light bar, etc...) cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, painting, etc...affected by the replacement(s).



5c. TUB/SHOWER**As-Listed Hall Bath \$ _____**

Remove existing/damaged tub/shower assembly (including fixtures, plumbing connections, and surround). Prepare all walls (inside and outside of the tub/shower assembly) and sub wall for cementitious tile backer for installation of a the **new Tub and shower with tile surround**.

Repair and modify existing floor/subfloor to accommodate the installation of a new steel tub (Kohler Villager or approved equal) and shower with tiled wall surround.

Installation shall be to the building code/UPC of jurisdiction. Install new low-flow (2gpm or less) water saving extendable shower head and chrome fixtures. Install new 12"x12 "x1/4" ceramic tile with appropriately sized tile trim around the tub/shower perimeter: Tile to finish- starting from top of tub and extending to the ceiling on all three (3) walled sides of the shower enclosure. Accessories shall include a ceramic soap dish, and towel bar placed in the same setting material used for the ceramic tile, a fixed shower curtain bar. **Tile color choice shall be by owner.** Accessories shall also include a shower curtain rod. Color choice shall be by owner. (See Notes below):

Line-Item Note:

NOTE 1: Where the tub and shower walls cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, walls, painting, etc...affected by the replacement(s).



END NOTE: Windows may be added into the SOW via the change order process post bid award and contract execution. This end note is not included as a part of the bid submission and will only be allowable based on available budget after the radon, electrical, mold, and plumbing inspections have been completed and applicable change orders submitted, reviewed, and/or approved.

----- END SOW -----

TOTAL BID AMOUNT \$ _____

****SPECIAL NOTES****

*All requests for information (RFI's) shall be submitted in writing/via email to:
Antonio Jenkins
Antonio.jenkins@guardiancrm.com
863-899-6695*

Any and all products or services included in this scope of work shall be installed to the manufacture's specifications and in compliance with all applicable Columbia County, Health Department, NEC, and/or Florida Building Codes.

All NOA product numbers can be found at www.miamidade.gov/buildingcode/pc-search_app.asp.

All products with no NOA requirement number can be found at www.homedepot.com, www.lowes.com, or other retail outlets where such products are sold:

OFFICIAL USE ONLY

WORK WRITE-UP PREPARED BY: Antonio Jenkins: Guardian CRM, Inc

Date: October 2024

AMENDED WRITE-UP PREPARED BY: Antonio Jenkins

Date: May, 2025



REQUIRED ADDENDUM PAGE(S) TO FOLLOW

**READ CAREFULLY-WHEN THIS BID
ESTIMATE/CONTRACT IS SIGNED, YOU ARE LEGALLY
RESPONSIBLE.**

NOTE:

- Only licensed and insured contractors legally able to perform work within the State of Florida may submit bids/estimates. A copy of your license and certificate of insurance (listing the County and owner as additional insured) is required to be submitted with your bid.
- For Housing units constructed prior to 1978 where lead based paint may be present, contractors must have, be able to obtain, or procure a properly licensed/certified EPA-RRP firm in order to complete rehabilitation/abatement on properties where lead is found to be present.
- The bid estimates must be based on the work write-up provided by the County.
- No work shall begin and no material shall be ordered unless a NOTICE TO PROCEED is issued.
- **BUILDING PERMIT MUST BE OBTAINED, AS APPLICABLE, FOR ALL WORK PERFORMED.**
- NO advance payment is allowed.
- Funds will be paid directly to the contractor upon submittal of a final invoice, a W-9 form, a notarized Prime Contractor and Sub-Contractor Release of Lien, a copy of the final inspection approval. For partial draws an inspection on partial work, a notarized Contractors Partial Affidavit plus other additional items identified above are required.
- No funds shall be paid to the property owner (applicant).
- All estimates must indicate if connection to public water or sewer service will be required and include all required utility, County charges, and permit fees for such services as part of the estimate.
- Owner/applicant and contractor must discuss and, on all items, related to this bid estimate, including color and type of material to be used (SEE Exhibit "A" to follow).
- All surfaces disturbed by construction shall be repaired in finished to match existing.
- Contractor shall take before pictures and document working condition of all areas, appliances, ect... in the immediate area of construction.
- Where owner claims of damage not related to a specific SOW is made the photos and notes referenced immediately above shall be utilized in resolving the dispute.

Contractors are prohibited from offering any additional work or favors outside of the SOW/work write-up proposed by the Housing Inspector. Any additional needed work must be done only through the County's approved CDBG change order process.

By signature below, I attest that I have read the SOW and all related information related to the Columbia County CDBG ITB and Bid/Purchasing process.

CONTRACTOR Print Name: _____	
	DATE: _____
CONTRACTOR Signature: _____	

To receive consistent bid estimates, the Columbia County Housing Consultant provides this form. The County nor its agents, however, are not party to this agreement. Upon completion of any work identified in this bid estimate and approval of the final inspections by the appropriate jurisdiction building inspector, the County will release funds directly to the contractor.

NOTICE BE AWARE THAT:

FLORIDA STATUTE SECTION 837.06- FALSE OFFICIALS STATEMENTS LAW STATED THAT:

“WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND SEGREE, “PUNISHABLE AS PROVIDED BY A FINE TO A MAXIMUM OF \$500.00 AND/OR MAXIMUM OF A SIXTY-DAY JAIL TERM.

(PRINT or TYPE all information unless otherwise noted)

I/we, the undersigned contractor(s), do hereby present and propose the following cost estimate for construction/rehabilitation work to be completed on the identified residential unit. I/we further assure to the best of my ability, that the estimates contained within this bid are an accurate representation and estimate of all necessary work to be completed in relation to the identified residential unit, and **I/we acknowledge that no final payment for work shall be provided until all work has been completed and the corresponding building department has certified the residence** for occupancy, Including all necessary final inspections. All worked performed under this contract has a one (1) year warranty on all workmanship and material and a five (5) year warranty on roofing replacements from the date of the final project inspection.

Contractor Information:

Contractor's Name: _____ Title: _____

Company Name: _____

Address: _____
(Street or PO Box) (County, State, Zip)

Contractor License Information (As Applicable):

State of Florida	Columbia
License Number: _____	License Number: _____

Residential Unit Information:

Unit Address: 209 SW Fabian Way. Lake City, FL 32024

Owner Name: Jamie Roskey

Owner Phone #: 386-623-2633

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
Subcontractor and Permit Listing**



List all subcontractors that will be used for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

SUBCONTRACTING FIRM NAME	SUBCONTRACTING FIRM PHONE #
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.
9.	9.
10.	10.



List all permits that will be required for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

REQUIRED PERMITS	PRINT NAME OF ENTITY RESPONSIBLE FOR PERMIT
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Contractor's Name (Print Name): _____

Contractor's Signature: _____

Title of signatory: _____

“EXHIBIT A”

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
HOUSING REHABILITATION PROGRAM COLOR/STYLE SELECTION**

1. Contractor must provide at least three (3) color choices for each eligible item.

NOTE: See attached scope of work for highlighted eligible items.

2. The Columbia County reserves the right to veto a color choice made by the homeowner.

3. **It is the contractor’s responsibility to provide selections for the homeowner to select the colors and designs, and then sign this form.**

4. Any deviations from this process must be submitted via email to the Housing Inspector (antonio.jenkins@guardiancrm.com) for approval.

5. Color/Style selections are to be signed and forwarded to the Housing Program Inspector no later than five (5) calendar days after the NTP takes effect.

COLORS AND STYLES TO BE LISTED IN THE GRID BELOW:

ITEM LOCATION	ITEM PRODUCT #	ITEM STYLE CODE	ITEM COLOR CODE

(NOTE: PLEASE MAKE A DUPLICATE COPY IF MORE SPACE IS REQUIRED. ALL COPIES MUST BE SIGNED)

The signatures on this document confirm acknowledgment of the above listed items:

Homeowner/Developer Signature: _____	Date: _____
Contractor Signature: _____	Date: _____
Housing Inspector Signature: _____	Date: _____

Pb  3

Environmental Monitoring, LLC.

◆Asbestos, Lead Paint and Construction Air Monitoring ◆Consulting ◆Bulk Sampling for Laboratory Analysis◆
(352) 203-4081 email: robppo3@gmail.com or rrasmussen72@gmail.com

FL Licensed Asbestos Business Organization No. ZA527

U.S. EPA Certified Lead-Based Paint Activities Firm No. NAT-F178890

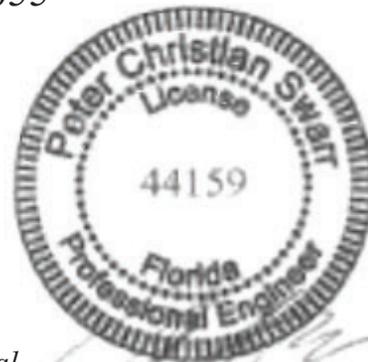
July 14, 2023

Report No: CC-7-14-23-06

Project:
Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024



Client:
Columbia County CDBG-HR Program
135 NE Hernando Ave.
Lake City, FL 32055



Unofficial without seal
Peter Swarr, PE #44159FL
LAC #63

Signed electronically 7/16/23 by
Peter C. Swarr, PE

6548 SW 131st Place Ocala, FL 34473 352.203.4081

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

According to your instructions **PbO₃** Environmental Monitoring, LLC., Inc. has completed an asbestos survey at the subject property (Project). The following pages of this report contain the results of this Inspection. This limited asbestos inspection report presents data that describes the location of asbestos-containing material (ACM) identified in the subject property. This report is to be used as a program-planning tool for the proposed demolition, renovation, construction and/or maintenance activities scheduled at this facility. This survey was conducted on site by EPA/AHERA trained professional inspector(s).

Suspect materials not previously identified in this report may be encountered during any renovation or demolition. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

This report is intended for the exclusive use of our client. The findings are relevant to the conditions observed during the physical process of performing the Inspection. These findings should not be treated as absolute, nor should they be relied upon to represent conditions at significantly later dates.

PbO₃ Environmental Monitoring, LLC.

A handwritten signature in black ink, appearing to read 'R. Rasmussen', with a long horizontal flourish extending to the right.

Robert Rasmussen
Building Inspector
Asbestos License # ZA527

1.0 INTRODUCTION

PbO₃ was contracted by our client to conduct an Asbestos Survey of suspect asbestos containing materials found in the subject property.

- 1) Identify suspect asbestos-containing materials that would be disturbed during demolition and/or select renovations to this structure.

1.1 INSPECTION AND SAMPLING PROCEDURE

PbO₃ inspection and sample collection procedures are based on the Environmental Protection Agency (EPA) protocols.

An initial facility walk through is conducted to familiarize the inspector with the facility layout. The facility is then divided into functional available spaces that can be accessed. The suspect homogeneous materials are selected for bulk sampling. Samples are collected and placed into separate, sealed plastic bags. Each sample is individually numbered and sample information is entered onto a Field Data Sheet. Sample tools are decontaminated after each sample collection. The samples are delivered to an accredited laboratory for analysis, accompanied by a completed Chain of Custody Form.

Suspect materials are divided into three categories: surfacing materials (such as plaster and surface coatings), thermal system insulation (TSI) (such as mudded TSI fittings, duct insulation, and pipe insulation), and miscellaneous material (such as floor tile, drywall, and mastic). Asbestos-containing materials are classified according to:

- Friability**
- * Friable
 - * Non-friable

Friable asbestos-containing material (ACM), is defined as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. (Sec. 61.141)

Nonfriable ACM is any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. EPA also defines two categories of nonfriable ACM, Category I and Category II nonfriable ACM, which are described later in this guidance.

"Regulated Asbestos-Containing Material" (RACM) is (a) friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

A particular suspect material may be found in several different locations within a facility. The EPA does not require that these materials be sampled in each location, provided the materials are of the same type, age, appearance, have the same date of installation, and are sampled in accordance with EPA requirements to provide statistically reliable data that can be extrapolated onto all remaining non-sampled areas.

Accredited inspectors determine the number of samples of each material to be collected, depending on the material's category and the amount of material present.

The EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations and the Florida Department of Environmental Protection (FDEP) Asbestos program regulate the removal and disposal of asbestos-containing building materials (any material containing more than 1% asbestos).

Asbestos NESHAP regulations must be followed for demolitions and/or renovations of facilities with at least 80 linear meters (260 linear feet) of regulated asbestos-containing materials (RACM) on pipes, 15 square meters (160 square feet) of regulated asbestos-containing materials on other facility components, or at least one cubic meter (35 cubic feet) of facility components where the amount of RACM previously removed from pipes and other facility components could not be measured before stripping.

1.2 METHODS OF LABORATORY ANALYSIS

Samples are analyzed in accordance with AHERA requirements using the following reference methods:

- EPA Interim Method for the Detection of Asbestos in Bulk Insulation Samples (EPA 600/M4-82020, December 1982).
- McCrone Research Institute's The Asbestos Particle Atlas.

All bulk samples are analyzed using PLM visual area estimate (VAE). Friable materials containing asbestos estimated at less than ten percent by PLM-VAE may be reanalyzed by PLM point counting. Additional treatment and tests may be used as required to accurately define composition (i.e., ashing, extractions, and TEM). All bulk sample laboratory reports are verified through an established quality assurance (QA) procedure.

1.3 QUALITY CONTROL PROCEDURES

Laboratories accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) analyze all samples. These laboratories participate in the NVLAP, as well as the American Industrial Hygiene Association (AIHA) Bulk Asbestos Sample Quality Assurance Program. **PbO₃** verifies all sample data for accuracy by cross-referencing Field Data Sheets, Chain of Custody Forms, and field notes.

1.4 DETERMINATION OF ACM CLASSIFICATION

The positive identification of asbestos in a material or product can only be made through laboratory analysis. Visual inspection or common knowledge is not a positive test. The asbestos content of a suspect material is determined by collecting a bulk sample and having it analyzed by PLM. The PLM technique determines the specific type of asbestos present in the bulk sample and VAE provides an estimate of the percentage of asbestos.

The EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) - National Emission Standard for Asbestos (40 CFR Part 61, subpart M) defines a non-friable asbestos-containing material as any material with an asbestos content greater than one percent as determined by PLM analysis. A friable material estimated to contain less than ten percent asbestos as determined by PLM-VAE must be analyzed by PLM point counting and determined to contain less than one-percent asbestos in order to be considered a non-regulated ACM.

A clarification memorandum issued by the EPA regarding the NESHAP regulation included the following statement:

The parties legally responsible for a building (owner or operator) may take a conservative approach to being regulated by the NESHAP. The responsible party - may choose to act as though the building material is an asbestos-containing material (greater than 1%) at any level of asbestos content (even less than 1% asbestos). Thus, if the analyst detects asbestos in the sample and estimates the amount to be less than 10% by visual estimation, the parties legally responsible (owner or operator) of the building may elect to assume the amount to be greater than 1% and treat the material as regulated asbestos containing material or require verification of the amount by point counting.

1.5 INSPECTION LIMITS

PbO₃ has performed the Client requested tasks in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. **PbO₃** cannot guarantee and does not warrant that this Asbestos Survey has identified all adverse environmental factors and/or conditions affecting the subject properties on the date of the Assessment. **PbO₃** cannot and will not warrant that this Asbestos Survey that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards. The results reported and conclusions reached by **PbO₃** are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. Please note that the test results relate only to those homogeneous materials tested. If conditions, or materials, other than those addressed in this report are encountered during the planned demolition activities, **PbO₃** should be contacted to assess the potential impact of these materials or conditions relative to the findings or recommendations included herein. The survey was performed by observing suspect materials throughout the structure where accessible. We must emphasize that it is not possible to look within every location of a building. The visual survey documents only general locations of suspect materials but does not determine exact boundaries. Concealed locations of asbestos may exist at the subject property, and the levels may vary from those stated in this report. There may be variations in the composition of materials which appear similar. Materials may be hidden from view and not accessible. Hypothetical examples include floor tile hidden under carpeting, and not detected by our typical examination of the area under the carpet at a corner(s) or existing hole(s), an abandoned length of insulated pipe hidden within a finished wall, an asbestos-cement sewer vent pipe in the wall behind a toilet, asbestos paper/felt between hardwood flooring and the sub-floor or old vinyl floor tile covered over with plywood and newer flooring materials. No attempt was made to disassemble equipment or demolish structural elements and finishes as this is beyond the scope of our authorized services. Visual observations were made only at convenient locations, due to these limitations, wall voids, flooring under carpet, building cavities and mechanical equipment, and other areas may contain unreported asbestos-containing materials. Suspect materials not previously identified in this report may be encountered during any demolition activity. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

All fire doors should be assumed asbestos containing material since disassembly of locks and/or other work to access the door insulation is not possible.

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

We generally assume that roofing material, vinyl flooring and floor mastic contains asbestos, as asbestos roofing material, asbestos vinyl flooring and asbestos floor mastic are very common unless noted as sampled. Location and sampling of underground items, such as asbestos-cement pipes, would have been outside of the scope of the survey. Cloth jacketed electrical wiring if present, should be assumed asbestos containing material. Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized.

Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized. Swimming pools are not tested unless they are accessible and drained. Swimming pools should be assumed an asbestos containing material.

EPA 6001R-93/116 is the specified method for analysis of bulk material samples for asbestos under the EPA Asbestos Hazard Emergency Response Act, there have been reports that this method may not identify asbestos when fiber sizes are extremely small or if they are bound in a resinous material. Such materials include floor tile, mastic and asphaltic roofing. Currently, reanalysis by Transmission Electron Microscopy (TEM) to verify results of <1 % or "None Detected" for these materials is recommended.

Quantities shown in this survey are estimates, actual quantities may vary. Field verification is the responsibility of the contractor. Contractors are responsible for their own verification of quantities prior to bid submittal.

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

1.6 INSPECTION DATE AND INSPECTOR INFORMATION:

PbO₃ employee Richard Anderson inspected the structure on July 5, 2023.

2.0 FACILITY CONSTRUCTION INFORMATION:

The structure is a CMU block single family house on slab with a metal roof.

2.1 FACILITY MAINTENANCE AND/OR RENOVATION HISTORY

Unknown

2.2 SUSPECT MATERIAL SUMMARY

- Popcorn Ceilings
- Drywall & Joint Compound
- Exterior Caulking
- Concrete
- Wall Texture

2.3 RESULTS

There was a total of Sixteen (16) samples (including sub-samples) were analyzed by EPA Method 600/M4/82/020R-93/116. Based upon our visual observations, bulk sampling of suspect materials and subsequent microscopic analysis, we have determined that **asbestos minerals were detected in the samples analyzed.**

Sample No.	Location	Asbestos Component	Asbestos Qty	Friable	Amount
209-01	Bathroom	Popcorn Ceiling	2% Chrysotile	Yes	Assumed Throughout The Entire House
209-04	Hall Closet	Drywall Joint Compound	2% Chrysotile	No	Assumed Throughout The Entire House

2.4 SUMMARY AND CONCLUSIONS

PbO₃ was contracted by our client to conduct an Asbestos Survey of suspect asbestos containing materials found in the subject property.

1. Regulated Friable Asbestos Containing Material was detected in the Popcorn Ceiling Texture.
2. Non-Friable Asbestos Containing Material was detected in the Drywall Joint Compound.

2.5 RECOMMENDATIONS

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

That this survey be used to identify asbestos containing material and components prior to any planned demolition, renovation, construction and/or maintenance activities scheduled at this facility.

Controlled "Wet" demolition of all materials in place is recommended. Provided the demolition activities do not subject presumed non-friable asbestos containing material (if present) to cutting, sanding, grinding, abrading, or otherwise rendering them friable during demolition.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the demolition of all buildings identified with Asbestos Containing Material (ACM) and/or presumed ACM. The contractor will need to comply with the specific training, duties and responsibilities outlined in this CFR.

Disturbances to the Friable Asbestos Popcorn Ceiling Texture:

- Shall be performed by a Florida Licensed Asbestos Abatement Contractor
- U.S. Occupational Safety and Health Administration (OSHA) regulations apply to the disturbance of material; containing any percentage of asbestos fibers as outlined in 29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry. The contractor will need to comply with the specific training,

duties and responsibilities outlined in this CFR.

- OSHA 29 CFR 1910.1001. OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

Disturbances to Non-Friable Asbestos Drywall Joint Compound:

- Option 1

Abate all Non-Friable Asbestos Containing Material prior to any renovation that may impact the Drywall Joint Compound. Abatement should be performed by a Florida Licensed Asbestos Abatement Contractor.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply if the abatement option is chosen.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

- Option 2

Non-Friable Asbestos Containing Material was detected in the Drywall Joint Compound. The EPA NESHAP (40 CFR Part 61, Appendix A to Subpart M) classifies these materials as a Category I, non-friable ACM. Removal is not required by NESHAP provided the renovation activities do not subject this material to cutting, sanding, grinding, abrading, or otherwise rendering them friable during renovation.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the demolition/renovation of all dwellings identified with asbestos containing material. The demolition contractor will need to comply with the specific **training, duties** and **responsibilities** outlined in this CFR.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

General Recommendations

The EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations and the Florida Department of Environmental Protection (DEP) Asbestos program regulate the removal and disposal of asbestos-containing building materials. The Florida Department of Environmental Protection (DEP) administers an asbestos removal program under Chapter 62-257, Florida Administrative Code. The Asbestos NESHAP has been adopted by reference in section 62-204.800, Florida Administrative Code. The program's intent is to minimize the release of asbestos fibers during activities involving the processing, handling, and disposal of asbestos-containing material.

The regulations of these agencies require the removal of friable asbestos-containing materials prior to extensive renovation or demolition projects, and the removal of non-friable asbestos-containing materials that may be rendered friable in the course of renovation or demolition projects. Only a Florida licensed asbestos contractor using properly trained, certified, and licensed asbestos workers can perform asbestos removal projects in Florida. Air monitoring during and after abatement activities is also recommended to document the fiber levels inside and outside the abatement work area.

The asbestos NESHAP requires that an asbestos trained person be on site i.e. 40 CFR 61.145 (c) (8) states in part "no RACM shall be stripped, removed, or otherwise handled or disturbed at a facility regulated by this section unless at least one on-site representative, such as a foreman or management level person or other authorized person, trained in the provisions of this regulation and the means of complying with them is present."

DEP recommends that this "trained person" be on site when non-friable ACM is present so that developing problems can be caught early and corrected without delay. In addition, the regulations require the owner of the building and/or the operator to notify the applicable DEP District Office or Local Pollution Control Agency before any demolition, or before renovations of buildings that contain a certain threshold amount of asbestos or asbestos containing materials.

Florida requires the submission of a 10-Day Notification for all renovations and demolitions of facilities with at least 260 linear feet of regulated asbestos-containing materials (RACM), 160 square feet of regulated asbestos containing materials on other facility components, or at least one cubic meter (35 cubic feet) off facility components. Asbestos waste requires disposal at an approved solid waste disposal facility.

Local agencies may also have specific requirements for demolition/renovation projects involving asbestos-containing building materials.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the abatement, renovation and/or demolition of all buildings identified with asbestos containing material. The contractor will need to comply with the specific training, duties and responsibilities outlined in this CFR.

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

Dear Customer:

PbO3 Environmental Monitoring Company, would like to thank you for allowing us the opportunity to be of service to you. We value our customers and therefore **PbO3** prides itself on making sure every customer is fully satisfied.

If there is ever another opportunity that we can be of service to you, we would appreciate the call. The services we provide for future reference are as follows.

- Lead Testing and Consulting, Paint, Soil, Water and Dust.
- Asbestos Testing, Consulting and Monitoring.
- Indoor Air Quality Testing.
- Mold Assessments and Clearances.
- And various other environmental issues.

If you should have any questions, comments or concerns please contact us at (352) 203-4081. Once again, thank you for using **PbO3**.

Sincerely,

PbO3 Environmental Monitoring, LLC

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

APPENDIX A
LABORATORY RESULTS



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 23-07-01149

Client: PbO3 Environmental Monitoring, LLC
 6548 SW 131st Place
 Ocala, FL 34473

Received Date: 07/11/2023
 Analyzed Date: 07/11/2023
 Reported Date: 07/13/2023

Project/Test Address: Renovation; 209 SW Fabian Way; Lake City, FL

Client Number:
 201413

Fax Number:
 321-507-4914

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-001	209-01		Beige Textured; White Paint-Like; Inhomogeneous	2% Chrysotile	98% Non-Fibrous
				Total Asbestos: 2%	
Chrysotile present throughout sample					
23-07-01149-002	209-02			Did Not Analyze (Positive Stop)	
23-07-01149-003	209-03			Did Not Analyze (Positive Stop)	
23-07-01149-004A	209-04	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-004B	209-04	Joint Comp.	Off-White Chalky; Homogeneous	2% Chrysotile	98% Non-Fibrous
				Total Asbestos: 2%	

Environmental Hazards Services, L.L.C

Client Number: 201413
 Project/Test Address: Renovation; 209 SW Fabian Way; Lake
 City, FL

Report Number: 23-07-01149

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-005A	209-05	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-005B	209-05	Joint Comp.		Did Not Analyze (Positive Stop)	
23-07-01149-006A	209-06	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-006B	209-06	Joint Comp.		Did Not Analyze (Positive Stop)	
23-07-01149-007	209-07		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-008	209-08		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-009	209-09		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-010	209-10		Beige Cementitious; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

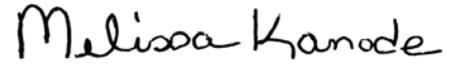
Client Number: 201413
Project/Test Address: Renovation; 209 SW Fabian Way; Lake
City, FL

Report Number: 23-07-01149

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-011	209-11		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-07-01149-012	209-12		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-07-01149-013	209-13		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous

QC Sample: 56-M12012-2
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher

Reviewed By Authorized Signatory:



Melissa Kanode
QA/QC Clerk

These results are based on a comparative visual estimate. The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

APPENDIX B
CERTIFICATIONS

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Environmental Hazards Services, L.L.C.

7469 Whitepine Road

North Chesterfield, VA 23237-2261

Ms. Julie Dickerson

Phone: 804-275-4788 Fax: 804-275-4907

Email: jdickerson@leadlab.com

<http://www.leadlab.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101882-0

Bulk Asbestos Analysis

Code

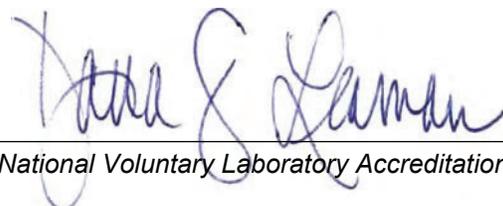
Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

LEAD-BASED PAINT INSPECTION AND REPORT

REPORT NUMBER: 7/13/23 13:42
INSPECTION LOCATION: Jamie Roskey
209 SW Fabian Way
Lake City, Florida 32024
INSPECTION FOR: **Columbia County**
Contact Person – Antonio Jenkins
e-mail: Antonio.jenkins@guardianerm.com
INSPECTION DATE: 7/13/23
INSTRUMENT TYPE: RMD MODEL LPA-1
XRF TYPE ANALYZER/ SERIAL #1121
ACTION LEVEL: 1.0 MG/CM**2
OPERATOR LICENSE: U.S. Environmental Protection Agency /
No. FL-R-4850-2

I hereby certify that to the best of my knowledge; the following report reflects the true lead content of the painted surfaces as tested by XRF at the above address.

SIGNED _____



DATE _____

7/16/23

Anthony C. Penna – President
Associated Consulting Professionals, Inc.
1759 Bayhill Drive
Oldsmar, Florida 34677
Phone 727.773.9200
apenna@tampabay.rr.com

INSPECTION REPORT CONTENTS: 209 SW Fabian Way, Lake City, Florida

COVER PAGE

SUMMARY

XRF INSPECTION NOTES

XRF COMPUTER GENERATED DETAILED REPORT

SUMMARY

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CRF part 35 and 40 CRF part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers, and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. (See Section IV of Chapter 7 of the HUD Guidelines for further details).

XRF INSPECTION NOTES

Anthony Penna of Associated Consulting Professionals, Inc. performed a lead-based paint inspection on this property utilizing XRF technology. This inspection did not include such items as water sampling, soil analysis, mini blind testing, lead dust analysis, furniture, bathroom and or floor/window tile-except as noted below. Non-painted items such as tile windowsills and vinyl base were not tested unless they have been painted over with conventional house paints.

When identifying a testing location with a Wall A, B, C or D designation, this is used to determine where a test was taken in correlation to the numbered front entry to the home. Wall A is the front wall, B, C and D walls follow in a clockwise direction around the house or room. For this home wall A is the **North** wall in all rooms.

When an item is listed as positive it includes all like items in the identified area (room or exterior) unless otherwise noted.

Please Note: A property is exempt from having a Lead Risk Assessment performed if it has been tested by XRF by an EPA certified Lead Risk Assessor and found to not have lead-based paint covered components.

POSITIVE LEAD-BASED PAINT LOCATIONS:

Exterior – None

Interior – None

**COLUMBIA COUNTY
HOUSING REHAB PROGRAM
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Client:	Tammy Foster & Edna Roach	Date:	April 2025
Address:	8229 SW State Road 247. Lake City, FL 32024		

Home Built: 1982.

- *Lead Base Paint Safe Construction Actions: **Does Not Apply**
- ACM Actions: **May Apply:-See Attached Test results**
- Mold Actions: **N/A**

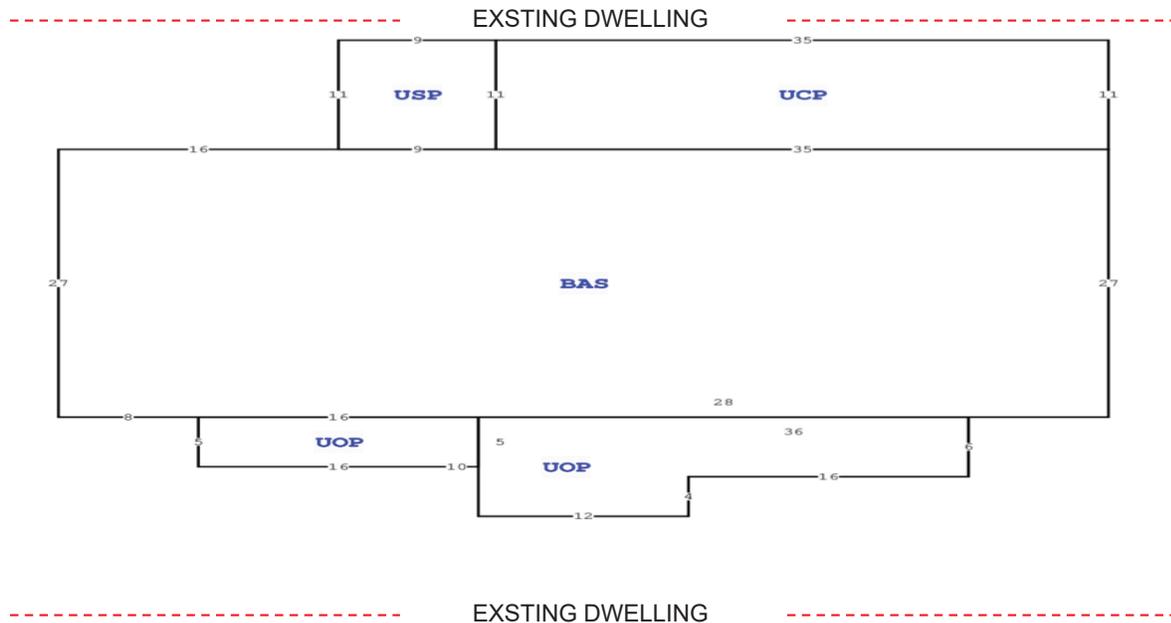
**This unit was constructed pre [] post [X] 1978: Take Notice of any material that may contain Regulated Asbestos Containing Material (RACM), Lead Based Paint (LBP) or Mold and follow all safe LBP and ACM recommended actions for safe repairs and/or disposal. If there are not attachments pertaining to RACM, LBP, or Mold it is not reasonable to assume that no actions are required.*

Parcel ID: 31-4S-16-03253-000 (16056)

Brief Legal Description: COMM SW COR, RUN E 868.70 FT TO C/L OF SR-247, NE ALONG C/L 735 FT, SE 50 FT TO E R/W FOR POB, RUN SE 438 FT, NE 500 FT, NW 437.26 FT TO E R/W, SW 489 FT TO POB. 488-152, 817-5, 894-1252, QC 1326-22, QC 1350-1678, DC 1369-152,

PA Appraised Value: \$99,108.00

Item	System	Description of Work	Location	Price	Contractor Initials
Project Note	REHABILITATION	Special attention should be directed to all contractor obtained LBP/ ACM/ reports regarding Lead Base Paint and/or Asbestos. Any recommendations included in the reports regarding such material shall become part of the Work. LBP Outcome: See Report ACM Outcome: See Report	Unit	\$	



PROJECT OPERATIONAL STANDARDS AND NOTIFICATION

A. GENERAL PROJECT INFORMATION

All Housing Rehabilitation Program inspections are considered as complete as possible based on the condition of the home at the time of the Pre-SOW inspection. All defects may not be accessible and/or visible at the time of inspection. Defects may be uncovered during the rehab process, changing the scope of work. The Housing Rehabilitation Program nor its agents or representatives are responsible for unseen items. Not all items that are determined to contain non-code or HQS defects will be listed in the SOW. Priorities governed by the applicable program Housing Assistance Plan and implemented by the CDBG Program Administrative team, including but not limited to the Program HRS; the Program Inspector, Program Project Manager, and/or Program Administrator.

Project inspections and SOW's are developed based on the following criteria:

1. Emergency & Code deficiencies- Health and safety of the client
2. HQS deficiencies-Health and safety of the client
3. Weatherization and/or hardening measures (as applicable and allowable by the program HAP)
4. Items to protect the home from increased or further deterioration or blight
5. Needs of the client based on age and./or disability
6. Energy saving and green construction measures
7. Program budget availability (as applicable and allowable by the program HAP)

B. OWNER(S) ACCEPTANCE OF THE SCOPE OF WORK

The undersigned applicant(s) certifies that he/she or an appointed agent were and are aware of the pre-SOW inspection that was performed prior to the development of the final project Scope of work. Furthermore, the applicant or his/her appointed agent acknowledge participation in the inspection process and rehabilitation items reviewed and utilized in the development of this Scope of Work (SOW).

Applicant/Homeowner understands that he/she will be responsible for removing or relocating all personal items prior to the commencement of project rehab work. In cases where contractors are required to move personal items, the applicant/homeowner accepts all liability for any and all damaged items that may occur during any such removal and/or relocation. This shall not be the responsibility of the Housing Rehabilitation Program nor any of its direct agents.

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work.

It may be necessary to add or remove items from the SOW based on need and budget availability.

I have read and acknowledge understanding of the statements above:

Owner (Signature) _____ Date: _____

Co-Owner (Signature) _____ Date: _____

C. NOTICE TO BIDDING CONTRACTORS

ALL COSTS SHOULD BE INCLUDED IN THE BID DOC (SOW) LINE ITEMS. THIS IS A GENERAL NOTIFICATION OF INFORMATION FOR WORK TO BE COMPLETED WITH AND FOR THIS PROJECT

PREFACE:

The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this SCOPE OF WORK (SOW).

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work. These changes must be approved by the housing department or other department from which the scope of work was issued.

Some specifications are considered to be general in nature and specifics will be discussed at walk through of project. It is the responsibility of the contractor to verify any misunderstandings prior to work or bid being awarded.

All work to be performed in a professional, workmanlike manner, in accordance with the Housing Program Specifications, Florida Building Code, applicable local ordinance, HOA requirements, and manufacturer's specifications. The contractor shall be responsible for the repairs and/or reinstallation of materials/equipment/fixtures damaged or removed due to any work item contained herein. Contractors shall properly dispose of all fixtures, materials and other items removed from the dwelling unless otherwise specified herein. Bid will be accepted on the **TOTAL BID** submitted, and all items must be cost itemized in the space provided or the bid will be rejected.

SCOPE OF WORK and CHANGE ORDERS

No contractor shall, without prior written approval from the Housing Rehabilitation Specialist, Project Manager, or Housing Program Administrator, deviate from any product recommendations listed within this Scope of Work. A notice of "or equal" exchange shall be provided to the Project Manager within forty-eight (48) hours of the proposed "or equal" substitution.

This notice shall contain: (1) The names of both the SOW recommended product and proposed substitute product name and specifications; (2) Comparable manufacturer specifications list, included but not limited to code applicability, price, warranty information, consumer review reports; (3) Any additional information requested by the Housing Program and/or its agents.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will NOT be granted under any circumstance on or after the fact basis.

All change order must be approved by the owner, Project Manager, and approved housing program representative before any change order work can begin. Change orders will be granted as the program rule(s) and budget will allow. Primarily for code, HQS, and other health & safety deficiencies not already considered a part of the SOW.

VERIFY QUANTITIES/MEASUREMENTS:

All Quantities and Units of Measure stated in the Scope of Work are for the contractor's convenience and must be verified by the contractor at a mandatory or follow up site inspection prior to bid submission. Discrepancies in Quantities or Units of Measure found by the contractor must be communicated to the Housing Rehabilitation Specialist or Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored after the bid submission and rehab contract execution.

ALL PERMITS REQUIRED

The contractor shall initial below for any permits that he/she will apply for relating to this project scope of work. Failure to initial may result in an unacceptable bid:

_____ Building; _____ Zoning; _____ Roofing; _____ Plumbing
_____ Electric; _____ HVAC; _____ Other (list other below as applicable):

JOB BEHAVIOR

Contractor and all contractor subs are expected to act and perform in a professional manner. The work site shall be a drug and harassment free workplace. Failure to comply may result in the owner terminating the contract for cause.

NEW MATERIALS REQUIRED

All materials used in connection with this project are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Housing Rehabilitation Specialist or Project Manager.

PERIODICALLY REMOVE DEBRIS

The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters

WORKMANSHIP STANDARDS

All work shall be performed by workmen both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage. All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, floors, fixtures, appliances, ECT... affected by construction.

The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation: this is not the owner's responsibility: Daily clean-up within and around the home is required and material will be the responsibility of the contracting firm: substituting items to upgrade cabinet heights is prohibited.

It is at the discretion of the Housing Rehabilitation Specialist and/or Project Manager to approve or deny the quality of work on all projects. Poor workmanship will not be accepted and will need to be approved prior to any partial or final payment.

GENERAL WARRANTY

Contractor shall provide a 1-year workmanship and material (5 years for roof) warranty for all work performed via the Scope of Work and any approved change orders. The contractor shall remedy any defect due to faulty material or workmanship and assume responsibility for all damage directly resulting therefrom, which appear within one year from final inspection. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

TIME AND PERFORMACE

This house may or may not require the homeowner to vacate the premises during the construction period. The period for Construction shall be **120 Working days (Mon-Fri: 8am-6pm)** from the date of contract execution and acceptance.

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. Failure to contact the owner for three (3) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the CDBG program in general.

The above applies to all line items associated with this Scope of Work:

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulation, and that I am eligible to participate in the Housing Rehabilitation Program.

Contractor's Name (Print Name): _____ Contractor's Signature: _____

Contractor's Address: _____ Contractor's Phone Number: _____

COLUMBIA COUNTY
CDBG Rehabilitation Scope of Work and Specifications
 (Work Listed Below)

Description: Project Operation	Qty.	Location	Amount
--------------------------------	------	----------	--------

1. OPERATIONAL	All	Project	\$_____
-----------------------	------------	----------------	----------------

The contractor shall be responsible for and provide all applications, permits, plans, drawings, product approvals, or other required local, state, or federal, documentation (To include all applicable Fees, A&E, etc.).

1a. MANUALS & SPECIFICATION DOCUMENTS	All	Project	\$N/A_____
--	------------	----------------	-------------------

The contractor shall supply, at the time of the final CDBG project closeout inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to Do so, may result in a failed final CDBG project Inspection.

Line item Notes

NOTE 1: To Include all applicable Plans, Drawings, and Permits, & approved building department docs

NOTE 2: Depending on project location additional and/or special permits may be required. Any additional and/or special permitting requirements, including cost shall be the responsibility of the contractor.

1b. COMMUNICATION & REPORTING STANDARDS	All	Project	\$_____
--	------------	----------------	----------------

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. This shall be documented via an every **Monday Email Report (MER)** to the project manager: Failure to contact the owner and/or provide the MER for two (2) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the SHIP program in general. This credit shall be applied at every failure of compliance occurrence.

Line-item Notes:

NOTE 1: Failure to place a cost for this line item will not exclude the contractor from the responsibility and required stated therein.

1c. STORAGE	All	Project	\$_____
--------------------	------------	----------------	----------------

The contractor shall be responsible for procuring and providing an onsite POD (for a maximum of four months-30 calendar days) to be placed on site during extermination and interior rehabilitation processes. *The homeowner shall be responsible for storing and replacing belongings into and out of the POD.*

Line-item Notes:

NOTE 1: Price to include keyed security lock. The homeowner shall be provided with the sole key and the responsibility for the key's location.

Description: Structural	Qty.	Location	Amount
2. STRUCTURAL & FLOORING	As-listed	As-listed	\$ _____

Remove any existing floor covering and subfloors in the areas listed below: As required, level and stabilize the existing sub-flooring and/or structural components (as applicable repair existing structural materials). As needed, rprepare and install new compliant plywood over all newly repaired/replaced structural floor supports

Floor finish: Installation of new Traffic Master carpet floor covering, including all threshold transitions. Flooring covering shall be installed to manufacture's specifications and be installed flush and with minimal seaming. All affected areas shall include the installation of new base molding (primed and painted white).

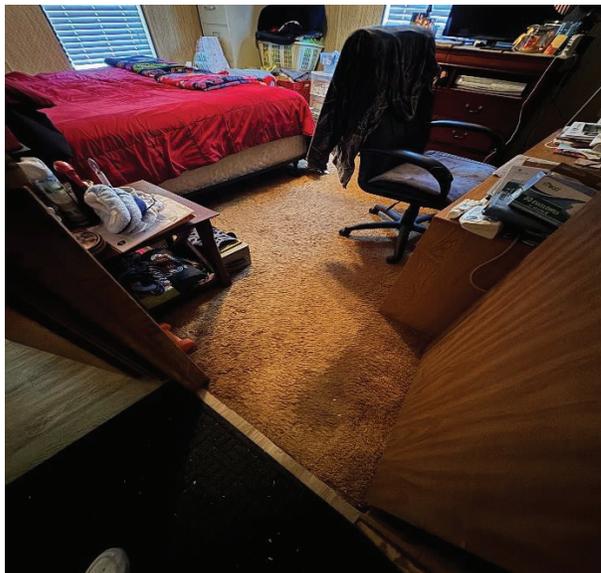
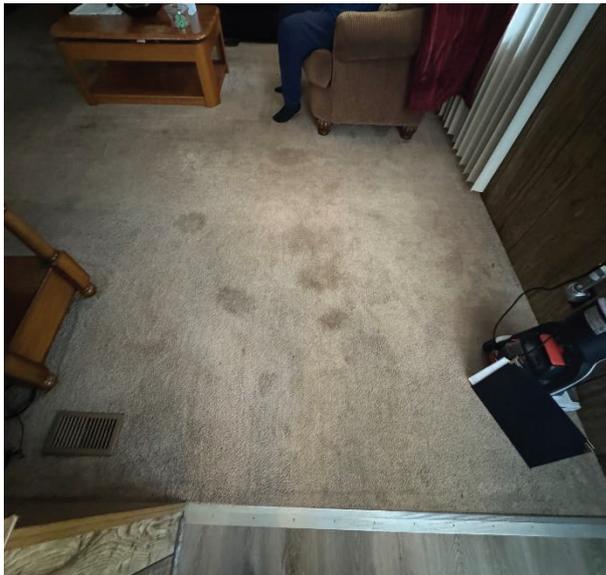
Floor Locations: LR, Hallway, Master BR (closet included) & Hall Bath

Flooring Notes

NOTE 1: Contractor and owner acknowledge that a complete leveling of the flooring may not be achievable, but the final repairs shall render the home compliant, safe and structurally functional.

NOTE 2: Hall bath floor covering shall be sheet laminate or industrial grade- slip resistant, sheet vinyl.

NOTE 3: Line0item to include cost for floor vent securing and re-attachments.



Description: BATH AND PLUMBING	Qty.	Location	Amount
--------------------------------	------	----------	--------

PREFACE: All plumbing work shall be completed by a legal and appropriately licensed plumbing firm. At the conclusion of the work the plumbing company shall conduct a review of the plumbing system and provide an affidavit stating that all work was completed to all specification and/or code requirements and provide notice that the units plumbing system is in safe and code compliant working order. Any deficiencies found by the plumbing contractor shall be provided to the GC listing any additional repairs needed above what is listed in the SOW. The Contractor understands that failure to provide this affidavit may result in nonpayment of this item and agrees that the owner, the County, and any of its agents will not be held liable due to contractor negligence in providing all required documentation needed for payment.

3. SHOWER ENCLOSURE	As-Listed	Master-Bath	\$ _____
----------------------------	------------------	--------------------	-----------------

Remove existing walk-in shower enclosure. Make all needed repairs and modifications to the existing wall/floor to accommodate the installation of a new prefabricated (white), semi-frameless wall span fit, low-step shower enclosure and wall surround with safety shower door.

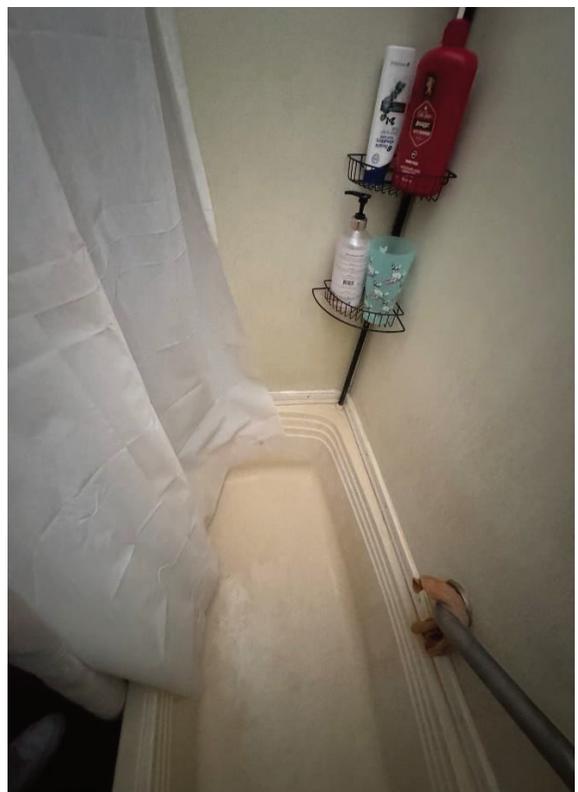
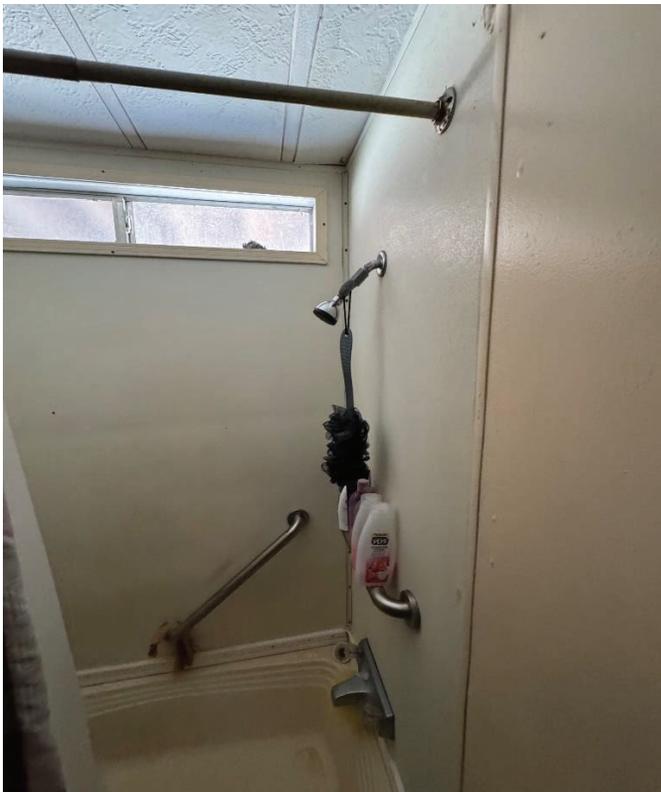
The new installation shall include new washer-less single handle lever controls, new low-flow (2gpm or less) extendable shower head, all hardware, and components (anchoring, built-in shelving, soap dish, etc.) to ensure complete and proper operation.

All plumbing work shall be by an appropriately qualified contractor and completed to the building code/UPC of the jurisdiction.

Shower Notes

NOTE 1: When replacing faucets in the kitchen or bathroom, or showerheads in the bathroom, these fixtures must meet or exceed the following standard: Gallons per Minute = g.p.m. **Shower Head:** Install a low-flow faucet aerator to 2.0 g.p.m.

NOTE 2: Should installation of the new shower enclosure require removal of the existing toilet, the units should be tested and documented for condition and operational status prior to removal, and then re-installed at the appropriate time. The toilet shall be tested and documented again at re-installation for condition and operational status.



3a. VANITY

1-Unit Hall-Bath

\$ _____

None-Attached: Install new complete vanity in the intended wall footprint. Installation shall be complete with new over-sink center mirror, surface mounted/mirrored front medicine cabinet, 3 bulb light fixture (including LED bulbs) and new GFCI dual outlet (with cover and reset switch).

Vanity height should be at a height accessible to the owner. The vanity unit must be constructed with solid wood frame on the doors and cabinet face; the box shall be comprised of minimum 1/2" plywood; shelves **ONLY** may be of composite material and finish covering must be wood veneer or plastic laminate; laminate countertop and 4" laminate back splash and under mount or drop-in level set sink cast in the counter top.

Install new water supply valves, lines and escutcheons, strainer assembly, p-trap and tail assembly; Installation to include all other required hardware and components (center set, low flow dual lever faucet and fixtures/drain stop) to ensure for complete installation. **(Recommended product: Pegasus vanity set or equal in quality and value).**



END NOTE: Front elevation accessibility structure and interior ceiling panel repairs (LR, Hallway, bedrooms) may be added into the SOW via the change order process post bid award and contract execution. This end note is not included as a part of the bid submission and will only be allowable based on the available budget after the flooring repairs have been completed and applicable change orders submitted, reviewed, and/or approved.

----- **END SOW** -----

TOTAL BID AMOUNT \$ _____

****SPECIAL NOTES****

*All requests for information (RFI's) shall be submitted in writing/via email to:
Antonio Jenkins
Antonio.jenkins@guardiancrm.com
863-899-6695*

Any and all products or services included in this scope of work shall be installed to the manufacture's specifications and in compliance with all applicable Columbia County, Health Department, NEC, and/or Florida Building Codes.

All NOA product numbers can be found at www.miamidade.gov/buildingcode/pc-search_app.asp.

All products with no NOA requirement number can be found at www.homedepot.com, www.lowes.com, or other retail outlets where such products are sold:

OFFICIAL USE ONLY

WORK WRITE-UP PREPARED BY: Antonio Jenkins: Guardian CRM, Inc Date: April 2025
AMENDED WRITE-UP PREPARED BY: _____ Date: _____



REQUIRED ADDENDUM PAGE(S) TO FOLLOW

**READ CAREFULLY-WHEN THIS BID
ESTIMATE/CONTRACT IS SIGNED, YOU ARE LEGALLY
RESPONSIBLE.**

NOTE:

- Only licensed and insured contractors legally able to perform work within the State of Florida may submit bids/estimates. A copy of your license and certificate of insurance (listing the County and owner as additional insured) is required to be submitted with your bid.
- For Housing units constructed prior to 1978 where lead based paint may be present, contractors must have, be able to obtain, or procure a properly licensed/certified EPA-RRP firm in order to complete rehabilitation/abatement on properties where lead is found to be present.
- The bid estimates must be based on the work write-up provided by the County.
- No work shall begin and no material shall be ordered unless a NOTICE TO PROCEED is issued.
- BUILDING PERMIT MUST BE OBTAINED, AS APPLICABLE, FOR ALL WORK PERFORMED.
- NO advance payment is allowed.
- Funds will be paid directly to the contractor upon submittal of a final invoice, a W-9 form, a notarized Prime Contractor and Sub-Contractor Release of Lien, a copy of the final inspection approval. For partial draws an inspection on partial work, a notarized Contractors Partial Affidavit plus other additional items identified above are required.
- No funds shall be paid to the property owner (applicant).
- All estimates must indicate if connection to public water or sewer service will be required and include all required utility, County charges, and permit fees for such services as part of the estimate.
- Owner/applicant and contractor must discuss and, on all items, related to this bid estimate, including color and type of material to be used (SEE Exhibit "A" to follow).
- All surfaces disturbed by construction shall be repaired in finished to match existing.
- Contractor shall take before pictures and document working condition of all areas, appliances, ect... in the immediate area of construction.
- Where owner claims of damage not related to a specific SOW is made the photos and notes referenced immediately above shall be utilized in resolving the dispute.

Contractors are prohibited from offering any additional work or favors outside of the SOW/work write-up proposed by the Housing Inspector. Any additional needed work must be done only through the County's approved CDBG change order process.

By signature below, I attest that I have read the SOW and all related information related to the Columbia County CDBG ITB and Bid/Purchasing process.

CONTRACTOR Print Name: _____	DATE: _____
CONTRACTOR Signature: _____	

To receive consistent bid estimates, the Columbia County Housing Consultant provides this form. The County nor its agents, however, are not party to this agreement. Upon completion of any work identified in this bid estimate and approval of the final inspections by the appropriate jurisdiction building inspector, the County will release funds directly to the contractor.

NOTICE BE AWARE THAT:

FLORIDA STATUTE SECTION 837.06- FALSE OFFICIALS STATEMENTS LAW STATED THAT:

“WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND SEGREE, “PUNISHABLE AS PROVIDED BY A FINE TO A MAXIMUM OF \$500.00 AND/OR MAXIMUM OF A SIXTY-DAY JAIL TERM.

(PRINT or TYPE all information unless otherwise noted)

I/we, the undersigned contractor(s), do hereby present and propose the following cost estimate for construction/rehabilitation work to be completed on the identified residential unit. I/we further assure to the best of my ability, that the estimates contained within this bid are an accurate representation and estimate of all necessary work to be completed in relation to the identified residential unit, and **I/we acknowledge that no final payment for work shall be provided until all work has been completed and the corresponding building department has certified the residence** for occupancy, Including all necessary final inspections. All worked performed under this contract has a one (1) year warranty on all workmanship and material and a five (5) year warranty on roofing replacements from the date of the final project inspection.

Contractor Information:

Contractor's Name: _____ Title: _____

Company Name: _____

Address: _____
(Street or PO Box) (County, State, Zip)

Contractor License Information (As Applicable):

State of Florida	Columbia
License Number: _____	License Number: _____

Residential Unit Information:

Unit Address: 8229 SW State Road 247. Lake City, FL 32024

Owner Name: Tammy Foster & Edna Roach

Owner Phone #: 386-515-1081

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
Subcontractor and Permit Listing**



List all subcontractors that will be used for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

SUBCONTRACTING FIRM NAME	SUBCONTRACTING FIRM PHONE #
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.
9.	9.
10.	10.



List all permits that will be required for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

REQUIRED PERMITS	PRINT NAME OF ENTITY RESPONSIBLE FOR PERMIT
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Contractor's Name (Print Name): _____

Contractor's Signature: _____

Title of signatory: _____

“EXHIBIT A”

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
HOUSING REHABILITATION PROGRAM COLOR/STYLE SELECTION**

1. Contractor must provide at least three (3) color choices for each eligible item.

NOTE: See attached scope of work for highlighted eligible items.

2. The Columbia County reserves the right to veto a color choice made by the homeowner.

3. **It is the contractor’s responsibility to provide selections for the homeowner to select the colors and designs, and then sign this form.**

4. Any deviations from this process must be submitted via email to the Housing Inspector (antonio.jenkins@guardiancrm.com) for approval.

5. Color/Style selections are to be signed and forwarded to the Housing Program Inspector no later than five (5) calendar days after the NTP takes effect.

COLORS AND STYLES TO BE LISTED IN THE GRID BELOW:

ITEM LOCATION	ITEM PRODUCT #	ITEM STYLE CODE	ITEM COLOR CODE

(NOTE: PLEASE MAKE A DUPLICATE COPY IF MORE SPACE IS REQUIRED. ALL COPIES MUST BE SIGNED)

The signatures on this document confirm acknowledgment of the above listed items:

Homeowner/Developer Signature: _____	Date: _____
Contractor Signature: _____	Date: _____
Housing Inspector Signature: _____	Date: _____

COLUMBIA COUNTY
HOUSING REHAB PROGRAM
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
RE-BID

Client:	Mary Robinson	Date:	October 2024
Address:	1836 SE Cline Feagle Rd. Lake City, FL 32025		

Home Built: 1959.

- *Lead Base Paint Safe Construction Actions: **May Apply**
- ACM Actions: **May Apply:-See Attached Test results**
- Mold Actions: **N/A**

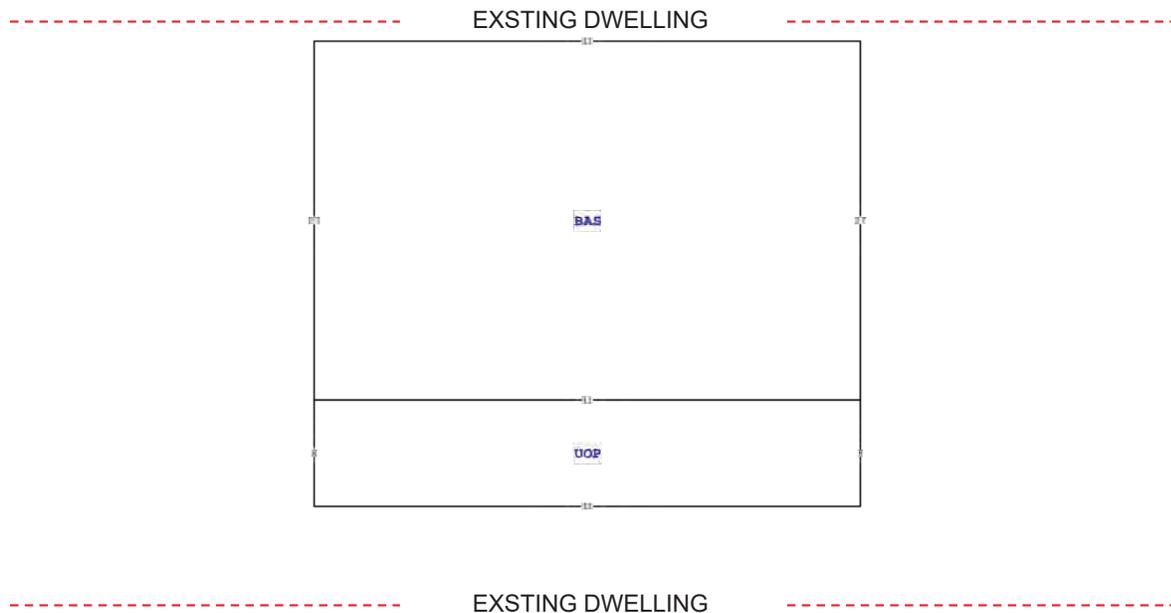
**This unit was constructed pre [X] post [] 1978: Take Notice of any material that may contain Regulated Asbestos Containing Material (RACM), Lead Based Paint (LBP) or Mold and follow all safe LBP and ACM recommended actions for safe repairs and/or disposal. If there are not attachments pertaining to RACM, LBP, or Mold it is not reasonable to assume that no actions are required.*

Parcel ID: 26-5S-17-09390-000 (34436)

Brief Legal Description: COMM NW COR OF NW1/4 OF NE1/4, RUN S 907 FT, E 373 FT FOR POB, RUN S 210 FT, E 210 FT, N 210 FT, W 210 FT TO POB. 278-66, 672-130, LE 1336-2570, DC 1369-1419,

PA Appraised Value: \$65,535.00

Item	System	Description of Work	Location	Price	Contractor Initials
Project Note	REHABILITATION	Special attention should be directed to all contractor obtained LBP/ ACM/ reports regarding Lead Base Paint and/or Asbestos. Any recommendations included in the reports regarding such material shall become part of the Work. LBP Outcome: See Report ACM Outcome: See Report	Unit	\$ _____	



PROJECT OPERATIONAL STANDARDS AND NOTIFICATION

A. GENERAL PROJECT INFORMATION

All Housing Rehabilitation Program inspections are considered as complete as possible based on the condition of the home at the time of the Pre-SOW inspection. All defects may not be accessible and/or visible at the time of inspection. Defects may be uncovered during the rehab process, changing the scope of work. The Housing Rehabilitation Program nor its agents or representatives are responsible for unseen items. Not all items that are determined to contain non-code or HQS defects will be listed in the SOW. Priorities governed by the applicable program Housing Assistance Plan and implemented by the CDBG Program Administrative team, including but not limited to the Program HRS; the Program Inspector, Program Project Manager, and/or Program Administrator.

Project inspections and SOW's are developed based on the following criteria:

1. Emergency & Code deficiencies- Health and safety of the client
2. HQS deficiencies-Health and safety of the client
3. Weatherization and/or hardening measures (as applicable and allowable by the program HAP)
4. Items to protect the home from increased or further deterioration or blight
5. Needs of the client based on age and./or disability
6. Energy saving and green construction measures
7. Program budget availability (as applicable and allowable by the program HAP)

B. OWNER(S) ACCEPTANCE OF THE SCOPE OF WORK

The undersigned applicant(s) certifies that he/she or an appointed agent were and are aware of the pre-SOW inspection that was performed prior to the development of the final project Scope of work. Furthermore, the applicant or his/her appointed agent acknowledge participation in the inspection process and rehabilitation items reviewed and utilized in the development of this Scope of Work (SOW).

Applicant/Homeowner understands that he/she will be responsible for removing or relocating all personal items prior to the commencement of project rehab work. In cases where contractors are required to move personal items, the applicant/homeowner accepts all liability for any and all damaged items that may occur during any such removal and/or relocation. This shall not be the responsibility of the Housing Rehabilitation Program nor any of its direct agents.

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work.

It may be necessary to add or remove items from the SOW based on need and budget availability.

I have read and acknowledge understanding of the statements above:

Owner (Signature) _____ Date: _____

Co-Owner (Signature) _____ Date: _____

C. NOTICE TO BIDDING CONTRACTORS

ALL COSTS SHOULD BE INCLUDED IN THE BID DOC (SOW) LINE ITEMS. THIS IS A GENERAL NOTIFICATION OF INFORMATION FOR WORK TO BE COMPLETED WITH AND FOR THIS PROJECT

PREFACE:

The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this SCOPE OF WORK (SOW).

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work. These changes must be approved by the housing department or other department from which the scope of work was issued.

Some specifications are considered to be general in nature and specifics will be discussed at walk through of project. It is the responsibility of the contractor to verify any misunderstandings prior to work or bid being awarded.

All work to be performed in a professional, workmanlike manner, in accordance with the Housing Program Specifications, Florida Building Code, applicable local ordinance, HOA requirements, and manufacturer's specifications. The contractor shall be responsible for the repairs and/or reinstallation of materials/equipment/fixtures damaged or removed due to any work item contained herein. Contractors shall properly dispose of all fixtures, materials and other items removed from the dwelling unless otherwise specified herein. Bid will be accepted on the **TOTAL BID** submitted, and all items must be cost itemized in the space provided or the bid will be rejected.

SCOPE OF WORK and CHANGE ORDERS

No contractor shall, without prior written approval from the Housing Rehabilitation Specialist, Project Manager, or Housing Program Administrator, deviate from any product recommendations listed within this Scope of Work. A notice of "or equal" exchange shall be provided to the Project Manager within forty-eight (48) hours of the proposed "or equal" substitution.

This notice shall contain: (1) The names of both the SOW recommended product and proposed substitute product name and specifications; (2) Comparable manufacturer specifications list, included but not limited to code applicability, price, warranty information, consumer review reports; (3) Any additional information requested by the Housing Program and/or its agents.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will NOT be granted under any circumstance on or after the fact basis.

All change order must be approved by the owner, Project Manager, and approved housing program representative before any change order work can begin. Change orders will be granted as the program rule(s) and budget will allow. Primarily for code, HQS, and other health & safety deficiencies not already considered a part of the SOW.

VERIFY QUANTITIES/MEASUREMENTS:

All Quantities and Units of Measure stated in the Scope of Work are for the contractor's convenience and must be verified by the contractor at a mandatory or follow up site inspection prior to bid submission. Discrepancies in Quantities or Units of Measure found by the contractor must be communicated to the Housing Rehabilitation Specialist or Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored after the bid submission and rehab contract execution.

ALL PERMITS REQUIRED

The contractor shall initial below for any permits that he/she will apply for relating to this project scope of work. Failure to initial may result in an unacceptable bid:

_____ Building; _____ Zoning; _____ Roofing; _____ Plumbing
_____ Electric; _____ HVAC; _____ Other (list other below as applicable):

JOB BEHAVIOR

Contractor and all contractor subs are expected to act and perform in a professional manner. The work site shall be a drug and harassment free workplace. Failure to comply may result in the owner terminating the contract for cause.

NEW MATERIALS REQUIRED

All materials used in connection with this project are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Housing Rehabilitation Specialist or Project Manager.

PERIODICALLY REMOVE DEBRIS

The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters

WORKMANSHIP STANDARDS

All work shall be performed by workmen both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage. All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, floors, fixtures, appliances, ECT... affected by construction.

The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation: this is not the owner's responsibility: Daily clean-up within and around the home is required and material will be the responsibility of the contracting firm: substituting items to upgrade cabinet heights is prohibited.

It is at the discretion of the Housing Rehabilitation Specialist and/or Project Manager to approve or deny the quality of work on all projects. Poor workmanship will not be accepted and will need to be approved prior to any partial or final payment.

GENERAL WARRANTY

Contractor shall provide a 1-year workmanship and material (5 years for roof) warranty for all work performed via the Scope of Work and any approved change orders. The contractor shall remedy any defect due to faulty material or workmanship and assume responsibility for all damage directly resulting therefrom, which appear within one year from final inspection. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

TIME AND PERFORMACE

This house may or may not require the homeowner to vacate the premises during the construction period. The period for Construction shall be **120 Working days (Mon-Fri: 8am-6pm)** from the date of contract execution and acceptance.

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. Failure to contact the owner for three (3) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the CDBG program in general.

The above applies to all line items associated with this Scope of Work:

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulation, and that I am eligible to participate in the Housing Rehabilitation Program.

Contractor's Name (Print Name): _____ Contractor's Signature: _____

Contractor's Address: _____ Contractor's Phone Number: _____

COLUMBIA COUNTY
CDBG Rehabilitation Scope of Work and Specifications
 (Work Listed Below)

Description: Project Operation	Qty.	Location	Amount
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1. OPERATIONAL	All	Project	\$ _____
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The contractor shall be responsible for and provide all applications, permits, plans, drawings, product approvals, or other required local, state, or federal, documentation (To include all applicable Fees, A&E, etc.).

1a. MANUALS & SPECIFICATION DOCUMENTS	All	Project	\$N/A _____
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The contractor shall supply, at the time of the final CDBG project closeout inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to Do so, may result in a failed final CDBG project Inspection.

Line item Notes

NOTE 1: To Include all applicable Plans, Drawings, and Permits, & approved building department docs

NOTE 2: Depending on project location additional and/or special permits may be required. Any additional and/or special permitting requirements, including cost shall be the responsibility of the contractor.

1b. COMMUNICATION & REPORTING STANDARDS	All	Project	\$ _____
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The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. This shall be documented via an every **Monday Email Report (MER)** to the project manager: Failure to contact the owner and/or provide the MER for two (2) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the SHIP program in general. This credit shall be applied at every failure of compliance occurrence.

Line-item Notes:

NOTE 1: Failure to place a cost for this line item will not exclude the contractor from the responsibility and required stated therein.

1c. RADON TESTING	All	Dwelling	\$ _____
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PREFACE: The Radon testing shall be completed by a legal and appropriately licensed environmental firm. At the conclusion of any work the investigating company must provide an affidavit stating that the work was completed and provide a report including any applicable mitigation recommendations with detailed remediation plan/scope of work and cost estimate.

Provide an interior dwelling radon testing and inspection via best practice detection processes. The inspection shall yield a comprehensive results report which shall contain all required readings, inspection findings, and mitigation recommendations. Testing shall occur through the entirety of the dwelling unit (including garages, & utility rooms).

The Inspection and recommendations to be provided by a licensed/certified environmental firm. A 3rd party report showing the findings at the time of inspection shall be provided to the Consulting Project Manager and County PA.

Line-item Notes:

NOTE 1: Includes inspection and findings report only.

NOTE 2: Once the inspection report and recommendation plan has been complete and submitted, a change order for actual mitigation may be submitted.

1d. STORAGE	All	Project	\$ _____
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The contractor shall be responsible for procuring and providing an onsite POD (for a maximum of four months-120 calendar days) to be placed on site during extermination and interior rehabilitation processes.
The homeowner shall be responsible for storing and replacing belongings into and out of the POD.

Line-item Notes:

NOTE 1: Price to include keyed security lock. The homeowner shall be provided with the sole key and the responsibility for the key's location.

Description: Kitchen & Plumbing	Qty.	Location	Amount
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2. KITCHEN CABINETS/TOPS	All	Kitchen	\$ _____
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Remove all existing wall and base cabinets and countertops and replace with new kitchen cabinets and seamless laminate countertops and 4" backsplash. New cabinets should match the existing footprint of the removed material: Installation to including space for dishwasher (at the owner's request).

Installation shall include a new stainless-steel double bowl sink and all required fixtures (with extendable single lever, faucet/spray nozzle), new plumbing connects, valves, water supply lines, and all other components and hardware to ensure complete and correct operational order. *Owner must be provided three (3) color/style selections. Unit to be installed to manufacturer's specifications. Exact dimensions are to be determined by the contracting firm. (Recommended Product type: Wellborn or equal in value and quality)*

Cabinet Notes

NOTE 1: Cabinet doors and drawers shall contain brushed nickel finished opening/closing hardware.

NOTE 2: As applicable the below applies:

Cabinet Requirements:

- Cabinets shall be standard in size, style and finish and all shall include doors, drawers, hinges, handles and closures and be securely installed.
- Wall and base cabinetry (including back splash) shall be constructed of no less than (3/8) three eights in thick plywood. *Pressed board or engineered wood is not acceptable.*
- Countertop shall include a back splash around the perimeter abutting a wall of no less than (4) four inches in height.



Description-Interior Rehab: Bath & Plumbing	Qty.	Location	Amount
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PREFACE: All plumbing work shall be completed by a legal and appropriately licensed plumbing firm. At the conclusion of the work the plumbing company shall conduct a review of the plumbing system and provide an affidavit stating that all work was completed to all specification and/or code requirements and provide notice that the units plumbing system is in safe and code compliant working order. Any deficiencies found by the plumbing contractor shall be provided to the GC listing any additional repairs needed above what is listed in the SOW. The Contractor understands that failure to provide this affidavit may result in nonpayment of this item and agrees that the owner, the City, and any of its agents will not be held liable due to contractor negligence in providing all required documentation needed for payment.

3. TOILET	1 Unit	Hall Bath	\$ _____
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To ensure improved accessibility: Remove existing and Install a new white, elongated bowl, comfort height/handicapped (18"), maximum 1.6 gallon per flush toilet in the hall bathroom. Installation shall include all required hardware and components to ensure complete installation and operational order. **Recommended product: American Standard or equal in quality and value).** Toilets to be replaced in the following areas:

Line-Item Notes:

NOTE 1: Where the toilet and components cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, etc...affected by the replacement(s).



3a. VANITY	As-Listed	Hall Bath	\$ _____
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Remove existing (including plumbing connections) and install new complete vanity (in existing footprint and dimensions of removed unit) complete with 3 bulb light fixture (including LED bulbs) and over sink wall mounted mirror.

The vanity unit must be constructed with solid wood frame on the doors and cabinet face; the box shall be comprised of minimum 1/2" plywood; shelves **ONLY** may be of composite material and finish covering must be wood veneer or plastic laminate; laminate countertop and 4" laminate back splash and under mount or drop-in level set sink cast in the countertop. Install new water supply valves, lines and escutcheons, strainer assembly, p-trap and tail assembly; Installation to include all other required hardware and components (center set, low flow dual lever faucet and fixtures/drain stop) to ensure for complete installation. **(Recommended product: Pegasus vanity set or equal in quality and value).**

Line-item Note:

NOTE 1: Where the Vanity and any ancillary components (light bar, etc...) cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, painting, etc...affected by the replacement(s).



3b. WALK-IN SHOWER**As-Listed Hall Bath \$ _____**

To improve accessibility: Remove existing/damaged tub/shower assembly (including fixtures, plumbing connections, and surround). Prepare all walls (inside and outside of the tub/shower assembly) and sub wall for cementitious tile backer for installation of a the new walk-in shower with tile surround (with wall mounted fold down seat).

Repair and modify existing floor/subfloor to accommodate the installation of a new shower pan (**Kholer Villager or approved equal**) and tiled shower floor to the building code/UPC of jurisdiction.

Remove existing diverter and replace with new washer-less single handle diverter assembly, faucet valves with screwdriver stops, **Moen "chateau" or equal**. Install new low-flow (2gpm or less) water saving extendable shower head. Plumbing shall be by an appropriately qualified contractor. Install cementitious tile backer as per manufacturer's recommendations. Cementitious tile backer shall be equal to or better than "Wonder board". Install new minimum 8"x8"x1/4" ceramic tile walls and trim around the shower perimeter:

Tile to finish-starting from top of shower floor extending to the ceiling on all three (3) walled sides of the tub/shower enclosure. Accessories shall include a built-in tiled shower seat at the rear wall, a ceramic soap dish and towel bar placed in the same setting material used for the ceramic tile. Accessories shall also include a shower curtain rod. Color choice shall be by owner. (See Notes below):

Line-Item Note:

NOTE 1: Where the Vanity and any ancillary components (light bar, etc...) cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, painting, etc...affected by the replacement(s).

NOTE 2: Window should be noted and accounted for appropriately when tiling the enclosure.



Description: Interior Rehab-General	Qty.	Location	Amount
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4. FLOORING	All	As-Listed	\$ _____
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Properly dispose of the existing floor covering in the areas of the home listed above. Make all appropriate modifications to prepare the underlying floor to accept new tile flooring (Scrape and clean the floor to ensure that it is free of all debris and protrusions. Repair (with like code/compliant materials) and patch all cracks and uneven sub-floor leveling in all affected areas to ensure a smooth uniform, surface).

Install new low maintenance, easy clean 12x12 ceramic floor tiles in the listed areas of the home. Installation to be complete and include all required components, to ensure proper installation to manufacturers specifications. *Exact dimensions and square footage to be determined by contracting firm. (Recommended tile product: American Olean or equal in quality and value): Homeowner to have color/style choice.* Installation to include threshold strips at all exposed joints between rooms and/or at door openings.

Floor Locations: Kitchen & Hall Bath

Flooring Notes:

NOTE 1: When installing flooring, all cuts should be made to fit flush against all walls, corners, or existing base trim.

NOTE 2: Line item to include for removal and replacement with new baseboard. The new material shall be white and match the material, style, dimensions, and finish of the removed material.



4a. FLOORING**All As-Listed \$ _____**

Properly dispose of the existing floor covering in the areas of the home listed above. Make all appropriate modifications to prepare the underlying floor to accept new vinyl plank flooring (Scrape and clean the floor to ensure that it is free of all debris and protrusions. Repair (with like code/compliant materials) and patch all cracks and uneven sub-floor leveling in all affected areas to ensure a smooth uniform, surface).

Install new low maintenance, scuff resistant, waterproof vinyl plank flooring (*homeowner to have color and style choice*) in the listed areas of the home. Installation to be complete and include all required components, to ensure proper installation to manufacturers specifications. *Exact dimensions and square footage to be determined by contracting firm. (Recommended tile product: Traffic Master or equal in quality and value): Homeowner to have color/style choice.* Installation to include threshold strips at all exposed joints between rooms and/or at door openings.

Floor Locations: LR, Hallway, Bedroom #1; Bedroom#2; Bedroom#3

Flooring Notes

NOTE 1: When installing flooring, all cuts should be made to fit flush against all walls, corners, or existing base trim.

NOTE 2: Line item to include for removal and replacement with new baseboard. The new material shall be white and match the material, style, dimensions, and finish of the removed material.



Description: Misc. Rehab-General	Qty.	Location	Amount
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5. SMOKE DETECTION	All	As-Listed	\$ _____
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Remove and dispose of any (where existing) smoke detectors: Install **Four (4)** new, hardwired, with battery back-up, smoke/C02 detector and all required system infrastructure, cut-ins, wiring, circuitry and hardware to meet the most current required applicable NEC and Florida Building Codes.

Bid to include repair / patch / paint areas affected from removal of previous smoke detectors. Smoke detector wiring must be properly connected to the electrical panel, including but not limited to the proper wiring size, and connections. Any wiring located in the attic shall be installed and set (preferably along the edges of the attic) to avoid any trip hazard and to meet the current code. **(Recommended Product: Firex Model #21007915 or equal / greater in value and quality).**

Floor Locations: Hallway, Bedroom #1; Bedroom#2; Bedroom#3 .

Line-Item Note:

NOTE 1: Where existing hardwired detector exists and code allows, new units shall be placed in the existing footprint.

NOTE 2: Line-item to include cost for electrical panel box and system inspection (with generated report).



5a. EXTERIOR WEATHERIZATION	All	As-Listed	\$ _____
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Remove as needed, repair, and reattach loosing gable siding (trim boards) at the lefty and right elevations of the home. Review all individual siding slats to ensure they are properly and securely attached to the dwelling. Water seal and stain the siding at each elevation to prevent water intrusion.



----- **END SOW** -----

TOTAL BID AMOUNT \$ _____

****SPECIAL NOTES****

*All requests for information (RFI's) shall be submitted in writing/via email to:
Antonio Jenkins
Antonio.jenkins@guardiancrm.com
863-899-6695*

Any and all products or services included in this scope of work shall be installed to the manufacture's specifications and in compliance with all applicable Columbia County, Health Department, NEC, and/or Florida Building Codes.

All NOA product numbers can be found at www.miamidade.gov/buildingcode/pc-search_app.asp.

All products with no NOA requirement number can be found at www.homedepot.com, www.lowes.com, or other retail outlets where such products are sold:

OFFICIAL USE ONLY

WORK WRITE-UP PREPARED BY: Antonio Jenkins: Guardian CRM, Inc Date: October 2024
AMENDED WRITE-UP PREPARED BY: Antonio Jenkins Date: May, 2025



REQUIRED ADDENDUM PAGE(S) TO FOLLOW

**READ CAREFULLY-WHEN THIS BID
ESTIMATE/CONTRACT IS SIGNED, YOU ARE LEGALLY
RESPONSIBLE.**

NOTE:

- Only licensed and insured contractors legally able to perform work within the State of Florida may submit bids/estimates. A copy of your license and certificate of insurance (listing the County and owner as additional insured) is required to be submitted with your bid.
- For Housing units constructed prior to 1978 where lead based paint may be present, contractors must have, be able to obtain, or procure a properly licensed/certified EPA-RRP firm in order to complete rehabilitation/abatement on properties where lead is found to be present.
- The bid estimates must be based on the work write-up provided by the County.
- No work shall begin and no material shall be ordered unless a NOTICE TO PROCEED is issued.
- BUILDING PERMIT MUST BE OBTAINED, AS APPLICABLE, FOR ALL WORK PERFORMED.
- NO advance payment is allowed.
- Funds will be paid directly to the contractor upon submittal of a final invoice, a W-9 form, a notarized Prime Contractor and Sub-Contractor Release of Lien, a copy of the final inspection approval. For partial draws an inspection on partial work, a notarized Contractors Partial Affidavit plus other additional items identified above are required.
- No funds shall be paid to the property owner (applicant).
- All estimates must indicate if connection to public water or sewer service will be required and include all required utility, County charges, and permit fees for such services as part of the estimate.
- Owner/applicant and contractor must discuss and, on all items, related to this bid estimate, including color and type of material to be used (SEE Exhibit "A" to follow).
- All surfaces disturbed by construction shall be repaired in finished to match existing.
- Contractor shall take before pictures and document working condition of all areas, appliances, ect... in the immediate area of construction.
- Where owner claims of damage not related to a specific SOW is made the photos and notes referenced immediately above shall be utilized in resolving the dispute.

Contractors are prohibited from offering any additional work or favors outside of the SOW/work write-up proposed by the Housing Inspector. Any additional needed work must be done only through the County's approved CDBG change order process.

By signature below, I attest that I have read the SOW and all related information related to the Columbia County CDBG ITB and Bid/Purchasing process.

CONTRACTOR Print Name: _____	DATE: _____
CONTRACTOR Signature: _____	

To receive consistent bid estimates, the Columbia County Housing Consultant provides this form. The County nor its agents, however, are not party to this agreement. Upon completion of any work identified in this bid estimate and approval of the final inspections by the appropriate jurisdiction building inspector, the County will release funds directly to the contractor.

NOTICE BE AWARE THAT:

FLORIDA STATUTE SECTION 837.06- FALSE OFFICIALS STATEMENTS LAW STATED THAT:

“WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND SEGREE, “PUNISHABLE AS PROVIDED BY A FINE TO A MAXIMUM OF \$500.00 AND/OR MAXIMUM OF A SIXTY-DAY JAIL TERM.

(PRINT or TYPE all information unless otherwise noted)

I/we, the undersigned contractor(s), do hereby present and propose the following cost estimate for construction/rehabilitation work to be completed on the identified residential unit. I/we further assure to the best of my ability, that the estimates contained within this bid are an accurate representation and estimate of all necessary work to be completed in relation to the identified residential unit, and **I/we acknowledge that no final payment for work shall be provided until all work has been completed and the corresponding building department has certified the residence** for occupancy, Including all necessary final inspections. All worked performed under this contract has a one (1) year warranty on all workmanship and material and a five (5) year warranty on roofing replacements from the date of the final project inspection.

Contractor Information:

Contractor's Name: _____ Title: _____

Company Name: _____

Address: _____
(Street or PO Box) (County, State, Zip)

Contractor License Information (As Applicable):

State of Florida	Columbia
License Number: _____	License Number: _____

Residential Unit Information:

Unit Address: 1836 SE Cline Feagle Rd. Lake City, FL 32025

Owner Name: Mary Robinson

Owner Phone #: 386-292-6909

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
Subcontractor and Permit Listing**



List all subcontractors that will be used for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

SUBCONTRACTING FIRM NAME	SUBCONTRACTING FIRM PHONE #
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.
9.	9.
10.	10.



List all permits that will be required for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

REQUIRED PERMITS	PRINT NAME OF ENTITY RESPONSIBLE FOR PERMIT
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Contractor's Name (Print Name): _____

Contractor's Signature: _____

Title of signatory: _____

“EXHIBIT A”

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
HOUSING REHABILITATION PROGRAM COLOR/STYLE SELECTION**

1. Contractor must provide at least three (3) color choices for each eligible item.

NOTE: See attached scope of work for highlighted eligible items.

2. The Columbia County reserves the right to veto a color choice made by the homeowner.

3. **It is the contractor’s responsibility to provide selections for the homeowner to select the colors and designs, and then sign this form.**

4. Any deviations from this process must be submitted via email to the Housing Inspector (antonio.jenkins@guardiancrm.com) for approval.

5. Color/Style selections are to be signed and forwarded to the Housing Program Inspector no later than five (5) calendar days after the NTP takes effect.

COLORS AND STYLES TO BE LISTED IN THE GRID BELOW:

ITEM LOCATION	ITEM PRODUCT #	ITEM STYLE CODE	ITEM COLOR CODE

(NOTE: PLEASE MAKE A DUPLICATE COPY IF MORE SPACE IS REQUIRED. ALL COPIES MUST BE SIGNED)

The signatures on this document confirm acknowledgment of the above listed items:

Homeowner/Developer Signature: _____	Date: _____
Contractor Signature: _____	Date: _____
Housing Inspector Signature: _____	Date: _____

Pb  3

Environmental Monitoring, LLC.

◆Asbestos, Lead Paint and Construction Air Monitoring ◆Consulting ◆Bulk Sampling for Laboratory Analysis◆
(352) 203-4081 email: robppo3@gmail.com or rrasmussen72@gmail.com

FL Licensed Asbestos Business Organization No. ZA527

U.S. EPA Certified Lead-Based Paint Activities Firm No. NAT-F178890

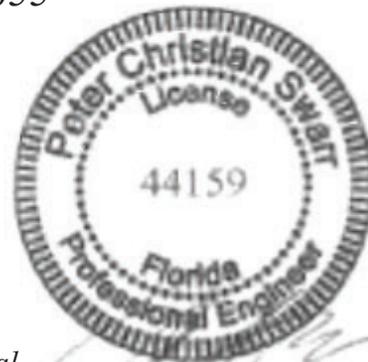
July 14, 2023

Report No: CC-7-14-23-06

Project:
Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024



Client:
Columbia County CDBG-HR Program
135 NE Hernando Ave.
Lake City, FL 32055



Unofficial without seal
Peter Swarr, PE #44159FL
LAC #63

Signed electronically 7/16/23 by
Peter C. Swarr, PE

6548 SW 131st Place Ocala, FL 34473 352.203.4081

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

According to your instructions **PbO₃** Environmental Monitoring, LLC., Inc. has completed an asbestos survey at the subject property (Project). The following pages of this report contain the results of this Inspection. This limited asbestos inspection report presents data that describes the location of asbestos-containing material (ACM) identified in the subject property. This report is to be used as a program-planning tool for the proposed demolition, renovation, construction and/or maintenance activities scheduled at this facility. This survey was conducted on site by EPA/AHERA trained professional inspector(s).

Suspect materials not previously identified in this report may be encountered during any renovation or demolition. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

This report is intended for the exclusive use of our client. The findings are relevant to the conditions observed during the physical process of performing the Inspection. These findings should not be treated as absolute, nor should they be relied upon to represent conditions at significantly later dates.

PbO₃ Environmental Monitoring, LLC.

A handwritten signature in black ink, appearing to read 'R. Rasmussen', with a long horizontal flourish extending to the right.

Robert Rasmussen
Building Inspector
Asbestos License # ZA527

1.0 INTRODUCTION

PbO₃ was contracted by our client to conduct an Asbestos Survey of suspect asbestos containing materials found in the subject property.

- 1) Identify suspect asbestos-containing materials that would be disturbed during demolition and/or select renovations to this structure.

1.1 INSPECTION AND SAMPLING PROCEDURE

PbO₃ inspection and sample collection procedures are based on the Environmental Protection Agency (EPA) protocols.

An initial facility walk through is conducted to familiarize the inspector with the facility layout. The facility is then divided into functional available spaces that can be accessed. The suspect homogeneous materials are selected for bulk sampling. Samples are collected and placed into separate, sealed plastic bags. Each sample is individually numbered and sample information is entered onto a Field Data Sheet. Sample tools are decontaminated after each sample collection. The samples are delivered to an accredited laboratory for analysis, accompanied by a completed Chain of Custody Form.

Suspect materials are divided into three categories: surfacing materials (such as plaster and surface coatings), thermal system insulation (TSI) (such as mudded TSI fittings, duct insulation, and pipe insulation), and miscellaneous material (such as floor tile, drywall, and mastic). Asbestos-containing materials are classified according to:

Friability	* Friable
	* Non-friable

Friable asbestos-containing material (ACM), is defined as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. (Sec. 61.141)

Nonfriable ACM is any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. EPA also defines two categories of nonfriable ACM, Category I and Category II nonfriable ACM, which are described later in this guidance.

"Regulated Asbestos-Containing Material" (RACM) is (a) friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

A particular suspect material may be found in several different locations within a facility. The EPA does not require that these materials be sampled in each location, provided the materials are of the same type, age, appearance, have the same date of installation, and are sampled in accordance with EPA requirements to provide statistically reliable data that can be extrapolated onto all remaining non-sampled areas.

Accredited inspectors determine the number of samples of each material to be collected, depending on the material's category and the amount of material present.

The EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations and the Florida Department of Environmental Protection (FDEP) Asbestos program regulate the removal and disposal of asbestos-containing building materials (any material containing more than 1% asbestos).

Asbestos NESHAP regulations must be followed for demolitions and/or renovations of facilities with at least 80 linear meters (260 linear feet) of regulated asbestos-containing materials (RACM) on pipes, 15 square meters (160 square feet) of regulated asbestos-containing materials on other facility components, or at least one cubic meter (35 cubic feet) of facility components where the amount of RACM previously removed from pipes and other facility components could not be measured before stripping.

1.2 METHODS OF LABORATORY ANALYSIS

Samples are analyzed in accordance with AHERA requirements using the following reference methods:

- EPA Interim Method for the Detection of Asbestos in Bulk Insulation Samples (EPA 600/M4-82020, December 1982).
- McCrone Research Institute's The Asbestos Particle Atlas.

All bulk samples are analyzed using PLM visual area estimate (VAE). Friable materials containing asbestos estimated at less than ten percent by PLM-VAE may be reanalyzed by PLM point counting. Additional treatment and tests may be used as required to accurately define composition (i.e., ashing, extractions, and TEM). All bulk sample laboratory reports are verified through an established quality assurance (QA) procedure.

1.3 QUALITY CONTROL PROCEDURES

Laboratories accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) analyze all samples. These laboratories participate in the NVLAP, as well as the American Industrial Hygiene Association (AIHA) Bulk Asbestos Sample Quality Assurance Program. **PbO₃** verifies all sample data for accuracy by cross-referencing Field Data Sheets, Chain of Custody Forms, and field notes.

1.4 DETERMINATION OF ACM CLASSIFICATION

The positive identification of asbestos in a material or product can only be made through laboratory analysis. Visual inspection or common knowledge is not a positive test. The asbestos content of a suspect material is determined by collecting a bulk sample and having it analyzed by PLM. The PLM technique determines the specific type of asbestos present in the bulk sample and VAE provides an estimate of the percentage of asbestos.

The EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) - National Emission Standard for Asbestos (40 CFR Part 61, subpart M) defines a non-friable asbestos-containing material as any material with an asbestos content greater than one percent as determined by PLM analysis. A friable material estimated to contain less than ten percent asbestos as determined by PLM-VAE must be analyzed by PLM point counting and determined to contain less than one-percent asbestos in order to be considered a non-regulated ACM.

A clarification memorandum issued by the EPA regarding the NESHAP regulation included the following statement:

The parties legally responsible for a building (owner or operator) may take a conservative approach to being regulated by the NESHAP. The responsible party - may choose to act as though the building material is an asbestos-containing material (greater than 1%) at any level of asbestos content (even less than 1% asbestos). Thus, if the analyst detects asbestos in the sample and estimates the amount to be less than 10% by visual estimation, the parties legally responsible (owner or operator) of the building may elect to assume the amount to be greater than 1% and treat the material as regulated asbestos containing material or require verification of the amount by point counting.

1.5 INSPECTION LIMITS

PbO₃ has performed the Client requested tasks in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. **PbO₃** cannot guarantee and does not warrant that this Asbestos Survey has identified all adverse environmental factors and/or conditions affecting the subject properties on the date of the Assessment. **PbO₃** cannot and will not warrant that this Asbestos Survey that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards. The results reported and conclusions reached by **PbO₃** are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. Please note that the test results relate only to those homogeneous materials tested. If conditions, or materials, other than those addressed in this report are encountered during the planned demolition activities, **PbO₃** should be contacted to assess the potential impact of these materials or conditions relative to the findings or recommendations included herein. The survey was performed by observing suspect materials throughout the structure where accessible. We must emphasize that it is not possible to look within every location of a building. The visual survey documents only general locations of suspect materials but does not determine exact boundaries. Concealed locations of asbestos may exist at the subject property, and the levels may vary from those stated in this report. There may be variations in the composition of materials which appear similar. Materials may be hidden from view and not accessible. Hypothetical examples include floor tile hidden under carpeting, and not detected by our typical examination of the area under the carpet at a corner(s) or existing hole(s), an abandoned length of insulated pipe hidden within a finished wall, an asbestos-cement sewer vent pipe in the wall behind a toilet, asbestos paper/felt between hardwood flooring and the sub-floor or old vinyl floor tile covered over with plywood and newer flooring materials. No attempt was made to disassemble equipment or demolish structural elements and finishes as this is beyond the scope of our authorized services. Visual observations were made only at convenient locations, due to these limitations, wall voids, flooring under carpet, building cavities and mechanical equipment, and other areas may contain unreported asbestos-containing materials. Suspect materials not previously identified in this report may be encountered during any demolition activity. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

All fire doors should be assumed asbestos containing material since disassembly of locks and/or other work to access the door insulation is not possible.

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Lake City, FL 32024

We generally assume that roofing material, vinyl flooring and floor mastic contains asbestos, as asbestos roofing material, asbestos vinyl flooring and asbestos floor mastic are very common unless noted as sampled. Location and sampling of underground items, such as asbestos-cement pipes, would have been outside of the scope of the survey. Cloth jacketed electrical wiring if present, should be assumed asbestos containing material. Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized.

Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized. Swimming pools are not tested unless they are accessible and drained. Swimming pools should be assumed an asbestos containing material.

EPA 6001R-93/116 is the specified method for analysis of bulk material samples for asbestos under the EPA Asbestos Hazard Emergency Response Act, there have been reports that this method may not identify asbestos when fiber sizes are extremely small or if they are bound in a resinous material. Such materials include floor tile, mastic and asphaltic roofing. Currently, reanalysis by Transmission Electron Microscopy (TEM) to verify results of <1 % or "None Detected" for these materials is recommended.

Quantities shown in this survey are estimates, actual quantities may vary. Field verification is the responsibility of the contractor. Contractors are responsible for their own verification of quantities prior to bid submittal.

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

1.6 INSPECTION DATE AND INSPECTOR INFORMATION:

PbO₃ employee Richard Anderson inspected the structure on July 5, 2023.

2.0 FACILITY CONSTRUCTION INFORMATION:

The structure is a CMU block single family house on slab with a metal roof.

2.1 FACILITY MAINTENANCE AND/OR RENOVATION HISTORY

Unknown

2.2 SUSPECT MATERIAL SUMMARY

- Popcorn Ceilings
- Drywall & Joint Compound
- Exterior Caulking
- Concrete
- Wall Texture

2.3 RESULTS

There was a total of Sixteen (16) samples (including sub-samples) were analyzed by EPA Method 600/M4/82/020R-93/116. Based upon our visual observations, bulk sampling of suspect materials and subsequent microscopic analysis, we have determined that **asbestos minerals were detected in the samples analyzed.**

Sample No.	Location	Asbestos Component	Asbestos Qty	Friable	Amount
209-01	Bathroom	Popcorn Ceiling	2% Chrysotile	Yes	Assumed Throughout The Entire House
209-04	Hall Closet	Drywall Joint Compound	2% Chrysotile	No	Assumed Throughout The Entire House

2.4 SUMMARY AND CONCLUSIONS

PbO₃ was contracted by our client to conduct an Asbestos Survey of suspect asbestos containing materials found in the subject property.

1. Regulated Friable Asbestos Containing Material was detected in the Popcorn Ceiling Texture.
2. Non-Friable Asbestos Containing Material was detected in the Drywall Joint Compound.

2.5 RECOMMENDATIONS

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

That this survey be used to identify asbestos containing material and components prior to any planned demolition, renovation, construction and/or maintenance activities scheduled at this facility.

Controlled "Wet" demolition of all materials in place is recommended. Provided the demolition activities do not subject presumed non-friable asbestos containing material (if present) to cutting, sanding, grinding, abrading, or otherwise rendering them friable during demolition.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the demolition of all buildings identified with Asbestos Containing Material (ACM) and/or presumed ACM. The contractor will need to comply with the specific training, duties and responsibilities outlined in this CFR.

Disturbances to the Friable Asbestos Popcorn Ceiling Texture:

- Shall be performed by a Florida Licensed Asbestos Abatement Contractor
- U.S. Occupational Safety and Health Administration (OSHA) regulations apply to the disturbance of material; containing any percentage of asbestos fibers as outlined in 29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry. The contractor will need to comply with the specific training,

duties and responsibilities outlined in this CFR.

- OSHA 29 CFR 1910.1001. OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

Disturbances to Non-Friable Asbestos Drywall Joint Compound:

- Option 1

Abate all Non-Friable Asbestos Containing Material prior to any renovation that may impact the Drywall Joint Compound. Abatement should be performed by a Florida Licensed Asbestos Abatement Contractor.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply if the abatement option is chosen.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

- Option 2

Non-Friable Asbestos Containing Material was detected in the Drywall Joint Compound. The EPA NESHAP (40 CFR Part 61, Appendix A to Subpart M) classifies these materials as a Category I, non-friable ACM. Removal is not required by NESHAP provided the renovation activities do not subject this material to cutting, sanding, grinding, abrading, or otherwise rendering them friable during renovation.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the demolition/renovation of all dwellings identified with asbestos containing material. The demolition contractor will need to comply with the specific **training, duties** and **responsibilities** outlined in this CFR.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

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General Recommendations

The EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations and the Florida Department of Environmental Protection (DEP) Asbestos program regulate the removal and disposal of asbestos-containing building materials. The Florida Department of Environmental Protection (DEP) administers an asbestos removal program under Chapter 62-257, Florida Administrative Code. The Asbestos NESHAP has been adopted by reference in section 62-204.800, Florida Administrative Code. The program's intent is to minimize the release of asbestos fibers during activities involving the processing, handling, and disposal of asbestos-containing material.

The regulations of these agencies require the removal of friable asbestos-containing materials prior to extensive renovation or demolition projects, and the removal of non-friable asbestos-containing materials that may be rendered friable in the course of renovation or demolition projects. Only a Florida licensed asbestos contractor using properly trained, certified, and licensed asbestos workers can perform asbestos removal projects in Florida. Air monitoring during and after abatement activities is also recommended to document the fiber levels inside and outside the abatement work area.

The asbestos NESHAP requires that an asbestos trained person be on site i.e. 40 CFR 61.145 (c) (8) states in part "no RACM shall be stripped, removed, or otherwise handled or disturbed at a facility regulated by this section unless at least one on-site representative, such as a foreman or management level person or other authorized person, trained in the provisions of this regulation and the means of complying with them is present."

DEP recommends that this "trained person" be on site when non-friable ACM is present so that developing problems can be caught early and corrected without delay. In addition, the regulations require the owner of the building and/or the operator to notify the applicable DEP District Office or Local Pollution Control Agency before any demolition, or before renovations of buildings that contain a certain threshold amount of asbestos or asbestos containing materials.

Florida requires the submission of a 10-Day Notification for all renovations and demolitions of facilities with at least 260 linear feet of regulated asbestos-containing materials (RACM), 160 square feet of regulated asbestos containing materials on other facility components, or at least one cubic meter (35 cubic feet) off facility components. Asbestos waste requires disposal at an approved solid waste disposal facility.

Local agencies may also have specific requirements for demolition/renovation projects involving asbestos-containing building materials.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the abatement, renovation and/or demolition of all buildings identified with asbestos containing material. The contractor will need to comply with the specific training, duties and responsibilities outlined in this CFR.

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

Dear Customer:

PbO3 Environmental Monitoring Company, would like to thank you for allowing us the opportunity to be of service to you. We value our customers and therefore **PbO3** prides itself on making sure every customer is fully satisfied.

If there is ever another opportunity that we can be of service to you, we would appreciate the call. The services we provide for future reference are as follows.

- Lead Testing and Consulting, Paint, Soil, Water and Dust.
- Asbestos Testing, Consulting and Monitoring.
- Indoor Air Quality Testing.
- Mold Assessments and Clearances.
- And various other environmental issues.

If you should have any questions, comments or concerns please contact us at (352) 203-4081. Once again, thank you for using **PbO3**.

Sincerely,

PbO3 Environmental Monitoring, LLC

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

APPENDIX A
LABORATORY RESULTS



Asbestos Bulk Analysis Report

Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Report Number: 23-07-01149

Client: PbO3 Environmental Monitoring, LLC
6548 SW 131st Place
Ocala, FL 34473

Received Date: 07/11/2023
Analyzed Date: 07/11/2023
Reported Date: 07/13/2023

Project/Test Address: Renovation; 209 SW Fabian Way; Lake City, FL

Client Number:
201413

Fax Number:
321-507-4914

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-001	209-01		Beige Textured; White Paint-Like; Inhomogeneous	2% Chrysotile	98% Non-Fibrous
				Total Asbestos: 2%	
Chrysotile present throughout sample					
23-07-01149-002	209-02			Did Not Analyze (Positive Stop)	
23-07-01149-003	209-03			Did Not Analyze (Positive Stop)	
23-07-01149-004A	209-04	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-004B	209-04	Joint Comp.	Off-White Chalky; Homogeneous	2% Chrysotile	98% Non-Fibrous
				Total Asbestos: 2%	

Environmental Hazards Services, L.L.C

Client Number: 201413
 Project/Test Address: Renovation; 209 SW Fabian Way; Lake
 City, FL

Report Number: 23-07-01149

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-005A	209-05	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-005B	209-05	Joint Comp.		Did Not Analyze (Positive Stop)	
23-07-01149-006A	209-06	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-006B	209-06	Joint Comp.		Did Not Analyze (Positive Stop)	
23-07-01149-007	209-07		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-008	209-08		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-009	209-09		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-010	209-10		Beige Cementitious; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

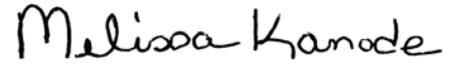
Client Number: 201413
Project/Test Address: Renovation; 209 SW Fabian Way; Lake
City, FL

Report Number: 23-07-01149

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-011	209-11		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-07-01149-012	209-12		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-07-01149-013	209-13		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous

QC Sample: 56-M12012-2
QC Blank: SRM 1866 Fiberglass
Reporting Limit: 1% Asbestos
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
Analyst: Kathy Fletcher

Reviewed By Authorized Signatory:



Melissa Kanode
QA/QC Clerk

These results are based on a comparative visual estimate. The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ACCOUNT NO. 201413

Pb₃ ENVIRONMENTAL MONITORING, LLC.

6548 SW 131st Place Ocala, FL 34473 (352) 203-4081 rasmussen72@gmail.com

Due Date: 07/14/2023 (Friday)

CHAIN OF CUSTODY DOCUMENT

PAGE



AE

Project Number:

Project Name: Renovation

Project Address: 209 SW FABIAN WAY LAKE CITY, FL

Client Name: Columbia County

Inspector: R. Anderson

Lab Name: **Environmental Hazards**
Address: 7469 Whitepine Road
N. Chesterfield, VA 23237
Phone: 1-800-347-4010 ext 110

Turnaround: Same Day ___ 24 Hrs ___ 48Hrs ___ 3 Days X

Analysis Type: Asbestos Bulk X Positive Stop ___
Lead ___ OTHER

Handwritten notes: BPLM, 13 PLM, 90X

Date	Sample Number	Description	Location	Comments/Measurements
7/5/23	209-01	Popcorn Ceiling Texture	BATHROOM	THROUGHFAST
	-02		LIVING ROOM	
	-03		KITCHEN	
	-04		HALL closet	THROUGHFAST
	-05		NORTH Bedroom	
	-06		LIVING Room closet	
	-07	POP CHALKING	EX. VINYL/FLOOR	400 LR
	-08			
	-09			
	-10	CONCRETE	DRIVEWAY	
	-11	WALL TEXTURE	KITCHEN	550 CL 2
	-12		LIVING ROOM	
	-13		KITCHEN	

Relinquished By:

Received By:

Date: 7/5/23

Date: 7/10/23

Time:

Time:

2:14 PM

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

APPENDIX B
CERTIFICATIONS

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Environmental Hazards Services, L.L.C.

7469 Whitepine Road

North Chesterfield, VA 23237-2261

Ms. Julie Dickerson

Phone: 804-275-4788 Fax: 804-275-4907

Email: jdickerson@leadlab.com

<http://www.leadlab.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101882-0

Bulk Asbestos Analysis

Code

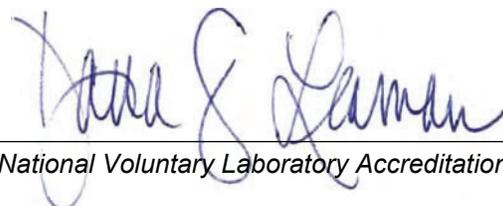
Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

LEAD-BASED PAINT INSPECTION AND REPORT

REPORT NUMBER: 7/13/23 13:42
INSPECTION LOCATION: Jamie Roskey
209 SW Fabian Way
Lake City, Florida 32024
INSPECTION FOR: **Columbia County**
Contact Person – Antonio Jenkins
e-mail: Antonio.jenkins@guardianerm.com
INSPECTION DATE: 7/13/23
INSTRUMENT TYPE: RMD MODEL LPA-1
XRF TYPE ANALYZER/ SERIAL #1121
ACTION LEVEL: 1.0 MG/CM**2
OPERATOR LICENSE: U.S. Environmental Protection Agency /
No. FL-R-4850-2

I hereby certify that to the best of my knowledge; the following report reflects the true lead content of the painted surfaces as tested by XRF at the above address.

SIGNED  DATE 7/16/23

Anthony C. Penna – President
Associated Consulting Professionals, Inc.
1759 Bayhill Drive
Oldsmar, Florida 34677
Phone 727.773.9200
apenna@tampabay.rr.com

INSPECTION REPORT CONTENTS: 209 SW Fabian Way, Lake City, Florida

COVER PAGE

SUMMARY

XRF INSPECTION NOTES

XRF COMPUTER GENERATED DETAILED REPORT

SUMMARY

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CRF part 35 and 40 CRF part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers, and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. (See Section IV of Chapter 7 of the HUD Guidelines for further details).

XRF INSPECTION NOTES

Anthony Penna of Associated Consulting Professionals, Inc. performed a lead-based paint inspection on this property utilizing XRF technology. This inspection did not include such items as water sampling, soil analysis, mini blind testing, lead dust analysis, furniture, bathroom and or floor/window tile-except as noted below. Non-painted items such as tile windowsills and vinyl base were not tested unless they have been painted over with conventional house paints.

When identifying a testing location with a Wall A, B, C or D designation, this is used to determine where a test was taken in correlation to the numbered front entry to the home. Wall A is the front wall, B, C and D walls follow in a clockwise direction around the house or room. For this home wall A is the **North** wall in all rooms.

When an item is listed as positive it includes all like items in the identified area (room or exterior) unless otherwise noted.

Please Note: A property is exempt from having a Lead Risk Assessment performed if it has been tested by XRF by an EPA certified Lead Risk Assessor and found to not have lead-based paint covered components.

POSITIVE LEAD-BASED PAINT LOCATIONS:

Exterior – None

Interior – None

**COLUMBIA COUNTY
HOUSING REHAB PROGRAM
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

Client:	Tammy Foster & Edna Roach	Date:	April 2025
Address:	8229 SW State Road 247. Lake City, FL 32024		

Home Built: 1982.

- *Lead Base Paint Safe Construction Actions: **Does Not Apply**
- ACM Actions: **May Apply:-See Attached Test results**
- Mold Actions: **N/A**

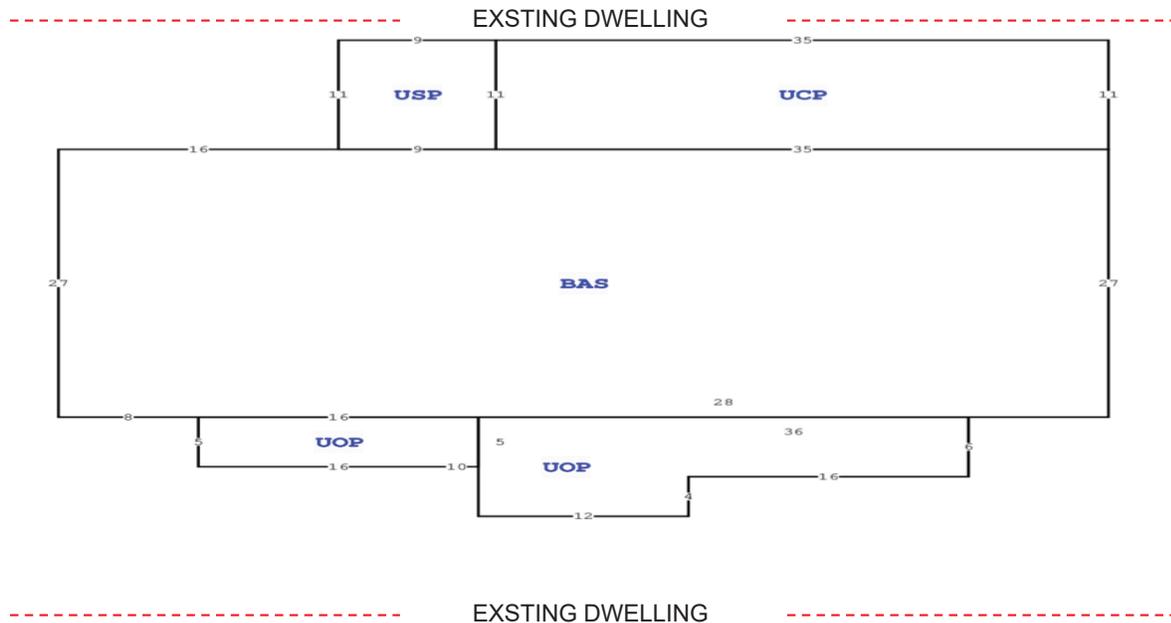
**This unit was constructed pre [] post [X] 1978: Take Notice of any material that may contain Regulated Asbestos Containing Material (RACM), Lead Based Paint (LBP) or Mold and follow all safe LBP and ACM recommended actions for safe repairs and/or disposal. If there are not attachments pertaining to RACM, LBP, or Mold it is not reasonable to assume that no actions are required.*

Parcel ID: 31-4S-16-03253-000 (16056)

Brief Legal Description: COMM SW COR, RUN E 868.70 FT TO C/L OF SR-247, NE ALONG C/L 735 FT, SE 50 FT TO E R/W FOR POB, RUN SE 438 FT, NE 500 FT, NW 437.26 FT TO E R/W, SW 489 FT TO POB. 488-152, 817-5, 894-1252, QC 1326-22, QC 1350-1678, DC 1369-152,

PA Appraised Value: \$99,108.00

Item	System	Description of Work	Location	Price	Contractor Initials
Project Note	REHABILITATION	Special attention should be directed to all contractor obtained LBP/ ACM/ reports regarding Lead Base Paint and/or Asbestos. Any recommendations included in the reports regarding such material shall become part of the Work. LBP Outcome: See Report ACM Outcome: See Report	Unit	\$	



PROJECT OPERATIONAL STANDARDS AND NOTIFICATION

A. GENERAL PROJECT INFORMATION

All Housing Rehabilitation Program inspections are considered as complete as possible based on the condition of the home at the time of the Pre-SOW inspection. All defects may not be accessible and/or visible at the time of inspection. Defects may be uncovered during the rehab process, changing the scope of work. The Housing Rehabilitation Program nor its agents or representatives are responsible for unseen items. Not all items that are determined to contain non-code or HQS defects will be listed in the SOW. Priorities governed by the applicable program Housing Assistance Plan and implemented by the CDBG Program Administrative team, including but not limited to the Program HRS; the Program Inspector, Program Project Manager, and/or Program Administrator.

Project inspections and SOW's are developed based on the following criteria:

1. Emergency & Code deficiencies- Health and safety of the client
2. HQS deficiencies-Health and safety of the client
3. Weatherization and/or hardening measures (as applicable and allowable by the program HAP)
4. Items to protect the home from increased or further deterioration or blight
5. Needs of the client based on age and./or disability
6. Energy saving and green construction measures
7. Program budget availability (as applicable and allowable by the program HAP)

B. OWNER(S) ACCEPTANCE OF THE SCOPE OF WORK

The undersigned applicant(s) certifies that he/she or an appointed agent were and are aware of the pre-SOW inspection that was performed prior to the development of the final project Scope of work. Furthermore, the applicant or his/her appointed agent acknowledge participation in the inspection process and rehabilitation items reviewed and utilized in the development of this Scope of Work (SOW).

Applicant/Homeowner understands that he/she will be responsible for removing or relocating all personal items prior to the commencement of project rehab work. In cases where contractors are required to move personal items, the applicant/homeowner accepts all liability for any and all damaged items that may occur during any such removal and/or relocation. This shall not be the responsibility of the Housing Rehabilitation Program nor any of its direct agents.

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work.

It may be necessary to add or remove items from the SOW based on need and budget availability.

I have read and acknowledge understanding of the statements above:

Owner (Signature) _____ Date: _____

Co-Owner (Signature) _____ Date: _____

C. NOTICE TO BIDDING CONTRACTORS

ALL COSTS SHOULD BE INCLUDED IN THE BID DOC (SOW) LINE ITEMS. THIS IS A GENERAL NOTIFICATION OF INFORMATION FOR WORK TO BE COMPLETED WITH AND FOR THIS PROJECT

PREFACE:

The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this SCOPE OF WORK (SOW).

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work. These changes must be approved by the housing department or other department from which the scope of work was issued.

Some specifications are considered to be general in nature and specifics will be discussed at walk through of project. It is the responsibility of the contractor to verify any misunderstandings prior to work or bid being awarded.

All work to be performed in a professional, workmanlike manner, in accordance with the Housing Program Specifications, Florida Building Code, applicable local ordinance, HOA requirements, and manufacturer's specifications. The contractor shall be responsible for the repairs and/or reinstallation of materials/equipment/fixtures damaged or removed due to any work item contained herein. Contractors shall properly dispose of all fixtures, materials and other items removed from the dwelling unless otherwise specified herein. Bid will be accepted on the **TOTAL BID** submitted, and all items must be cost itemized in the space provided or the bid will be rejected.

SCOPE OF WORK and CHANGE ORDERS

No contractor shall, without prior written approval from the Housing Rehabilitation Specialist, Project Manager, or Housing Program Administrator, deviate from any product recommendations listed within this Scope of Work. A notice of "or equal" exchange shall be provided to the Project Manager within forty-eight (48) hours of the proposed "or equal" substitution.

This notice shall contain: (1) The names of both the SOW recommended product and proposed substitute product name and specifications; (2) Comparable manufacturer specifications list, included but not limited to code applicability, price, warranty information, consumer review reports; (3) Any additional information requested by the Housing Program and/or its agents.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will NOT be granted under any circumstance on or after the fact basis.

All change order must be approved by the owner, Project Manager, and approved housing program representative before any change order work can begin. Change orders will be granted as the program rule(s) and budget will allow. Primarily for code, HQS, and other health & safety deficiencies not already considered a part of the SOW.

VERIFY QUANTITIES/MEASUREMENTS:

All Quantities and Units of Measure stated in the Scope of Work are for the contractor's convenience and must be verified by the contractor at a mandatory or follow up site inspection prior to bid submission. Discrepancies in Quantities or Units of Measure found by the contractor must be communicated to the Housing Rehabilitation Specialist or Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored after the bid submission and rehab contract execution.

ALL PERMITS REQUIRED

The contractor shall initial below for any permits that he/she will apply for relating to this project scope of work. Failure to initial may result in an unacceptable bid:

_____ Building; _____ Zoning; _____ Roofing; _____ Plumbing
_____ Electric; _____ HVAC; _____ Other (list other below as applicable):

JOB BEHAVIOR

Contractor and all contractor subs are expected to act and perform in a professional manner. The work site shall be a drug and harassment free workplace. Failure to comply may result in the owner terminating the contract for cause.

NEW MATERIALS REQUIRED

All materials used in connection with this project are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Housing Rehabilitation Specialist or Project Manager.

PERIODICALLY REMOVE DEBRIS

The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters

WORKMANSHIP STANDARDS

All work shall be performed by workmen both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage. All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, floors, fixtures, appliances, ECT... affected by construction.

The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation: this is not the owner's responsibility: Daily clean-up within and around the home is required and material will be the responsibility of the contracting firm: substituting items to upgrade cabinet heights is prohibited.

It is at the discretion of the Housing Rehabilitation Specialist and/or Project Manager to approve or deny the quality of work on all projects. Poor workmanship will not be accepted and will need to be approved prior to any partial or final payment.

GENERAL WARRANTY

Contractor shall provide a 1-year workmanship and material (5 years for roof) warranty for all work performed via the Scope of Work and any approved change orders. The contractor shall remedy any defect due to faulty material or workmanship and assume responsibility for all damage directly resulting therefrom, which appear within one year from final inspection. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

TIME AND PERFORMACE

This house may or may not require the homeowner to vacate the premises during the construction period. The period for Construction shall be **120 Working days (Mon-Fri: 8am-6pm)** from the date of contract execution and acceptance.

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. Failure to contact the owner for three (3) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the CDBG program in general.

The above applies to all line items associated with this Scope of Work:

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulation, and that I am eligible to participate in the Housing Rehabilitation Program.

Contractor's Name (Print Name): _____ Contractor's Signature: _____

Contractor's Address: _____ Contractor's Phone Number: _____

COLUMBIA COUNTY
CDBG Rehabilitation Scope of Work and Specifications
 (Work Listed Below)

Description: Project Operation	Qty.	Location	Amount
--------------------------------	------	----------	--------

1. OPERATIONAL	All	Project	\$_____
-----------------------	------------	----------------	----------------

The contractor shall be responsible for and provide all applications, permits, plans, drawings, product approvals, or other required local, state, or federal, documentation (To include all applicable Fees, A&E, etc.).

1a. MANUALS & SPECIFICATION DOCUMENTS	All	Project	\$N/A_____
--	------------	----------------	-------------------

The contractor shall supply, at the time of the final CDBG project closeout inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to Do so, may result in a failed final CDBG project Inspection.

Line item Notes

NOTE 1: To Include all applicable Plans, Drawings, and Permits, & approved building department docs

NOTE 2: Depending on project location additional and/or special permits may be required. Any additional and/or special permitting requirements, including cost shall be the responsibility of the contractor.

1b. COMMUNICATION & REPORTING STANDARDS	All	Project	\$_____
--	------------	----------------	----------------

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. This shall be documented via an every **Monday Email Report** (MER) to the project manager: Failure to contact the owner and/or provide the MER for two (2) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the SHIP program in general. This credit shall be applied at every failure of compliance occurrence.

Line-item Notes:

NOTE 1: Failure to place a cost for this line item will not exclude the contractor from the responsibility and required stated therein.

1c. STORAGE	All	Project	\$_____
--------------------	------------	----------------	----------------

The contractor shall be responsible for procuring and providing an onsite POD (for a maximum of four months-30 calendar days) to be placed on site during extermination and interior rehabilitation processes. *The homeowner shall be responsible for storing and replacing belongings into and out of the POD.*

Line-item Notes:

NOTE 1: Price to include keyed security lock. The homeowner shall be provided with the sole key and the responsibility for the key's location.

Description: Structural	Qty.	Location	Amount
2. STRUCTURAL & FLOORING	As-listed	As-listed	\$ _____

Remove any existing floor covering and subfloors in the areas listed below: As required, level and stabilize the existing sub-flooring and/or structural components (as applicable repair existing structural materials). As needed, rprepare and install new compliant plywood over all newly repaired/replaced structural floor supports

Floor finish: Installation of new Traffic Master carpet floor covering, including all threshold transitions. Flooring covering shall be installed to manufacture's specifications and be installed flush and with minimal seaming. All affected areas shall include the installation of new base molding (primed and painted white).

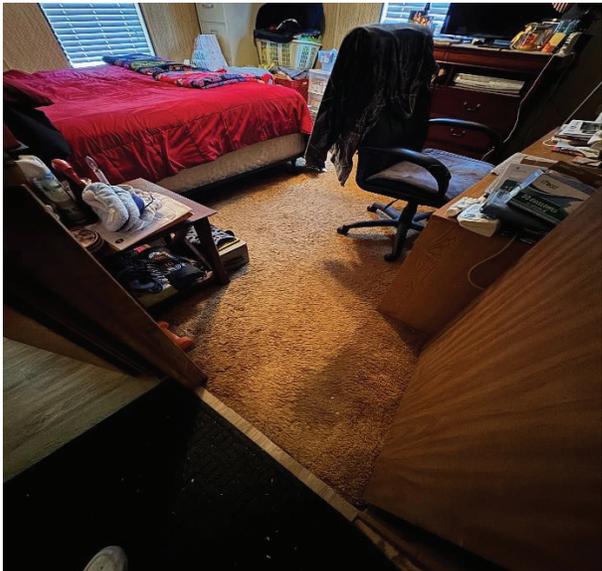
Floor Locations: LR, Hallway, Master BR (closet included) & Hall Bath

Flooring Notes

NOTE 1: Contractor and owner acknowledge that a complete leveling of the flooring may not be achievable, but the final repairs shall render the home compliant, safe and structurally functional.

NOTE 2: Hall bath floor covering shall be sheet laminate or industrial grade- slip resistant, sheet vinyl.

NOTE 3: Line0item to include cost for floor vent securing and re-attachments.



Description: BATH AND PLUMBING	Qty.	Location	Amount
--------------------------------	------	----------	--------

PREFACE: All plumbing work shall be completed by a legal and appropriately licensed plumbing firm. At the conclusion of the work the plumbing company shall conduct a review of the plumbing system and provide an affidavit stating that all work was completed to all specification and/or code requirements and provide notice that the units plumbing system is in safe and code compliant working order. Any deficiencies found by the plumbing contractor shall be provided to the GC listing any additional repairs needed above what is listed in the SOW. The Contractor understands that failure to provide this affidavit may result in nonpayment of this item and agrees that the owner, the County, and any of its agents will not be held liable due to contractor negligence in providing all required documentation needed for payment.

3. SHOWER ENCLOSURE	As-Listed	Master-Bath	\$ _____
----------------------------	------------------	--------------------	-----------------

Remove existing walk-in shower enclosure. Make all needed repairs and modifications to the existing wall/floor to accommodate the installation of a new prefabricated (white), semi-frameless wall span fit, low-step shower enclosure and wall surround with safety shower door.

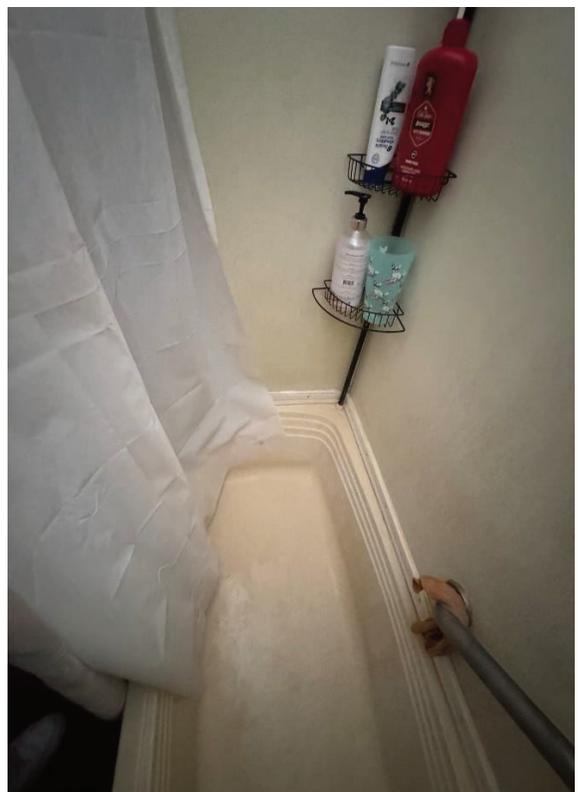
The new installation shall include new washer-less single handle lever controls, new low-flow (2gpm or less) extendable shower head, all hardware, and components (anchoring, built-in shelving, soap dish, etc.) to ensure complete and proper operation.

All plumbing work shall be by an appropriately qualified contractor and completed to the building code/UPC of the jurisdiction.

Showers Notes

NOTE 1: When replacing faucets in the kitchen or bathroom, or showerheads in the bathroom, these fixtures must meet or exceed the following standard: Gallons per Minute = g.p.m. **Shower Head:** Install a low-flow faucet aerator to 2.0 g.p.m.

NOTE 2: Should installation of the new shower enclosure require removal of the existing toilet, the units should be tested and documented for condition and operational status prior to removal, and then re-installed at the appropriate time. The toilet shall be tested and documented again at re-installation for condition and operational status.



3a. VANITY

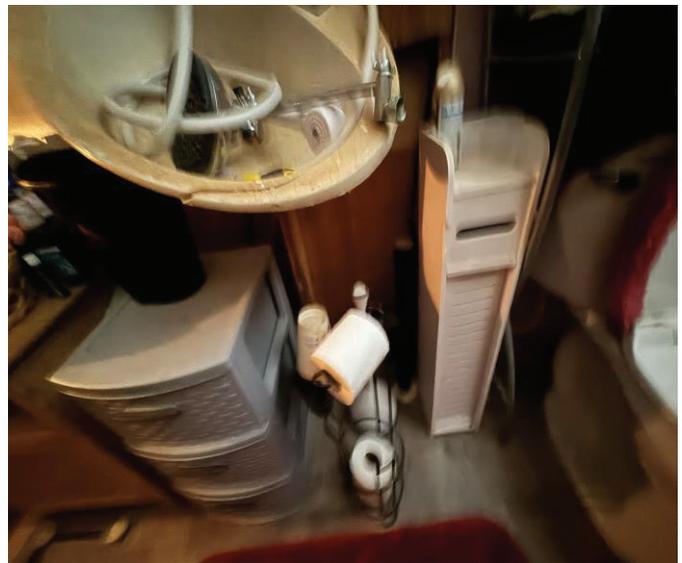
1-Unit Hall-Bath

\$ _____

None-Attached: Install new complete vanity in the intended wall footprint. Installation shall be complete with new over-sink center mirror, surface mounted/mirrored front medicine cabinet, 3 bulb light fixture (including LED bulbs) and new GFCI dual outlet (with cover and reset switch).

Vanity height should be at a height accessible to the owner. The vanity unit must be constructed with solid wood frame on the doors and cabinet face; the box shall be comprised of minimum 1/2" plywood; shelves **ONLY** may be of composite material and finish covering must be wood veneer or plastic laminate; laminate countertop and 4" laminate back splash and under mount or drop-in level set sink cast in the counter top.

Install new water supply valves, lines and escutcheons, strainer assembly, p-trap and tail assembly; Installation to include all other required hardware and components (center set, low flow dual lever faucet and fixtures/drain stop) to ensure for complete installation. **(Recommended product: Pegasus vanity set or equal in quality and value).**



END NOTE: Front elevation accessibility structure and interior ceiling panel repairs (LR, Hallway, bedrooms) may be added into the SOW via the change order process post bid award and contract execution. This end note is not included as a part of the bid submission and will only be allowable based on the available budget after the flooring repairs have been completed and applicable change orders submitted, reviewed, and/or approved.

----- **END SOW** -----

TOTAL BID AMOUNT \$ _____

****SPECIAL NOTES****

*All requests for information (RFI's) shall be submitted in writing/via email to:
Antonio Jenkins
Antonio.jenkins@guardiancrm.com
863-899-6695*

Any and all products or services included in this scope of work shall be installed to the manufacture's specifications and in compliance with all applicable Columbia County, Health Department, NEC, and/or Florida Building Codes.

All NOA product numbers can be found at www.miamidade.gov/buildingcode/pc-search_app.asp.

All products with no NOA requirement number can be found at www.homedepot.com, www.lowes.com, or other retail outlets where such products are sold:

OFFICIAL USE ONLY

WORK WRITE-UP PREPARED BY: Antonio Jenkins: Guardian CRM, Inc Date: April 2025
AMENDED WRITE-UP PREPARED BY: _____ Date: _____



REQUIRED ADDENDUM PAGE(S) TO FOLLOW

**READ CAREFULLY-WHEN THIS BID
ESTIMATE/CONTRACT IS SIGNED, YOU ARE LEGALLY
RESPONSIBLE.**

NOTE:

- Only licensed and insured contractors legally able to perform work within the State of Florida may submit bids/estimates. A copy of your license and certificate of insurance (listing the County and owner as additional insured) is required to be submitted with your bid.
- For Housing units constructed prior to 1978 where lead based paint may be present, contractors must have, be able to obtain, or procure a properly licensed/certified EPA-RRP firm in order to complete rehabilitation/abatement on properties where lead is found to be present.
- The bid estimates must be based on the work write-up provided by the County.
- No work shall begin and no material shall be ordered unless a NOTICE TO PROCEED is issued.
- BUILDING PERMIT MUST BE OBTAINED, AS APPLICABLE, FOR ALL WORK PERFORMED.
- NO advance payment is allowed.
- Funds will be paid directly to the contractor upon submittal of a final invoice, a W-9 form, a notarized Prime Contractor and Sub-Contractor Release of Lien, a copy of the final inspection approval. For partial draws an inspection on partial work, a notarized Contractors Partial Affidavit plus other additional items identified above are required.
- No funds shall be paid to the property owner (applicant).
- All estimates must indicate if connection to public water or sewer service will be required and include all required utility, County charges, and permit fees for such services as part of the estimate.
- Owner/applicant and contractor must discuss and, on all items, related to this bid estimate, including color and type of material to be used (SEE Exhibit "A" to follow).
- All surfaces disturbed by construction shall be repaired in finished to match existing.
- Contractor shall take before pictures and document working condition of all areas, appliances, ect... in the immediate area of construction.
- Where owner claims of damage not related to a specific SOW is made the photos and notes referenced immediately above shall be utilized in resolving the dispute.

Contractors are prohibited from offering any additional work or favors outside of the SOW/work write-up proposed by the Housing Inspector. Any additional needed work must be done only through the County's approved CDBG change order process.

By signature below, I attest that I have read the SOW and all related information related to the Columbia County CDBG ITB and Bid/Purchasing process.

CONTRACTOR Print Name: _____	DATE: _____
CONTRACTOR Signature: _____	

To receive consistent bid estimates, the Columbia County Housing Consultant provides this form. The County nor its agents, however, are not party to this agreement. Upon completion of any work identified in this bid estimate and approval of the final inspections by the appropriate jurisdiction building inspector, the County will release funds directly to the contractor.

NOTICE BE AWARE THAT:

FLORIDA STATUTE SECTION 837.06- FALSE OFFICIALS STATEMENTS LAW STATED THAT:

“WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND SEGREE, “PUNISHABLE AS PROVIDED BY A FINE TO A MAXIMUM OF \$500.00 AND/OR MAXIMUM OF A SIXTY-DAY JAIL TERM.

(PRINT or TYPE all information unless otherwise noted)

I/we, the undersigned contractor(s), do hereby present and propose the following cost estimate for construction/rehabilitation work to be completed on the identified residential unit. I/we further assure to the best of my ability, that the estimates contained within this bid are an accurate representation and estimate of all necessary work to be completed in relation to the identified residential unit, and **I/we acknowledge that no final payment for work shall be provided until all work has been completed and the corresponding building department has certified the residence** for occupancy, Including all necessary final inspections. All worked performed under this contract has a one (1) year warranty on all workmanship and material and a five (5) year warranty on roofing replacements from the date of the final project inspection.

Contractor Information:

Contractor's Name: _____ Title: _____

Company Name: _____

Address: _____
(Street or PO Box) (County, State, Zip)

Contractor License Information (As Applicable):

State of Florida	Columbia
License Number: _____	License Number: _____

Residential Unit Information:

Unit Address: 8229 SW State Road 247. Lake City, FL 32024

Owner Name: Tammy Foster & Edna Roach

Owner Phone #: 386-515-1081

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
Subcontractor and Permit Listing**



List all subcontractors that will be used for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

SUBCONTRACTING FIRM NAME	SUBCONTRACTING FIRM PHONE #
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.
9.	9.
10.	10.



List all permits that will be required for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

REQUIRED PERMITS	PRINT NAME OF ENTITY RESPONSIBLE FOR PERMIT
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Contractor's Name (Print Name): _____

Contractor's Signature: _____

Title of signatory: _____

“EXHIBIT A”

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
HOUSING REHABILITATION PROGRAM COLOR/STYLE SELECTION**

1. Contractor must provide at least three (3) color choices for each eligible item.

NOTE: See attached scope of work for highlighted eligible items.

2. The Columbia County reserves the right to veto a color choice made by the homeowner.

3. **It is the contractor’s responsibility to provide selections for the homeowner to select the colors and designs, and then sign this form.**

4. Any deviations from this process must be submitted via email to the Housing Inspector (antonio.jenkins@guardiancrm.com) for approval.

5. Color/Style selections are to be signed and forwarded to the Housing Program Inspector no later than five (5) calendar days after the NTP takes effect.

COLORS AND STYLES TO BE LISTED IN THE GRID BELOW:

ITEM LOCATION	ITEM PRODUCT #	ITEM STYLE CODE	ITEM COLOR CODE

NOTE: PLEASE MAKE A DUPLICATE COPY IF MORE SPACE IS REQUIRED. ALL COPIES MUST BE SIGNED)

The signatures on this document confirm acknowledgment of the above listed items:

Homeowner/Developer Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

Housing Inspector Signature: _____ Date: _____

COLUMBIA COUNTY
HOUSING REHAB PROGRAM
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
RE-BID

Client:	Mary Robinson	Date:	October 2024
Address:	1836 SE Cline Feagle Rd. Lake City, FL 32025		

Home Built: 1959.

- *Lead Base Paint Safe Construction Actions: **May Apply**
- ACM Actions: **May Apply:-See Attached Test results**
- Mold Actions: **N/A**

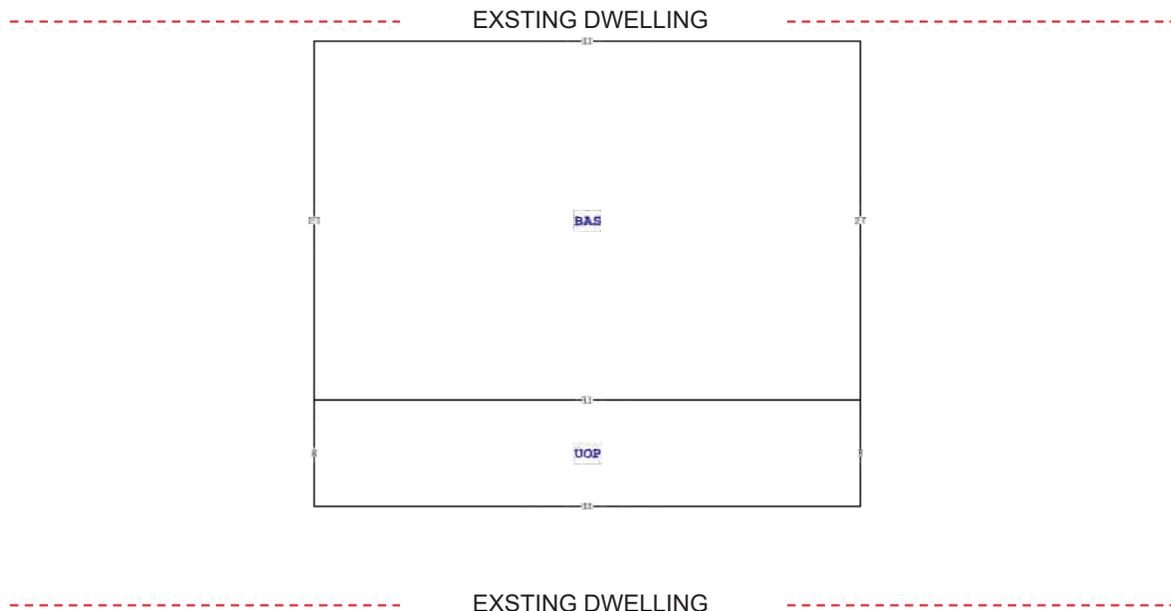
**This unit was constructed pre [X] post [] 1978: Take Notice of any material that may contain Regulated Asbestos Containing Material (RACM), Lead Based Paint (LBP) or Mold and follow all safe LBP and ACM recommended actions for safe repairs and/or disposal. If there are not attachments pertaining to RACM, LBP, or Mold it is not reasonable to assume that no actions are required.*

Parcel ID: 26-5S-17-09390-000 (34436)

Brief Legal Description: COMM NW COR OF NW1/4 OF NE1/4, RUN S 907 FT, E 373 FT FOR POB, RUN S 210 FT, E 210 FT, N 210 FT, W 210 FT TO POB. 278-66, 672-130, LE 1336-2570, DC 1369-1419,

PA Appraised Value: \$65,535.00

Item	System	Description of Work	Location	Price	Contractor Initials
Project Note	REHABILITATION	Special attention should be directed to all contractor obtained LBP/ ACM/ reports regarding Lead Base Paint and/or Asbestos. Any recommendations included in the reports regarding such material shall become part of the Work. LBP Outcome: See Report ACM Outcome: See Report	Unit	\$ _____	



PROJECT OPERATIONAL STANDARDS AND NOTIFICATION

A. GENERAL PROJECT INFORMATION

All Housing Rehabilitation Program inspections are considered as complete as possible based on the condition of the home at the time of the Pre-SOW inspection. All defects may not be accessible and/or visible at the time of inspection. Defects may be uncovered during the rehab process, changing the scope of work. The Housing Rehabilitation Program nor its agents or representatives are responsible for unseen items. Not all items that are determined to contain non-code or HQS defects will be listed in the SOW. Priorities governed by the applicable program Housing Assistance Plan and implemented by the CDBG Program Administrative team, including but not limited to the Program HRS; the Program Inspector, Program Project Manager, and/or Program Administrator.

Project inspections and SOW's are developed based on the following criteria:

1. Emergency & Code deficiencies- Health and safety of the client
2. HQS deficiencies-Health and safety of the client
3. Weatherization and/or hardening measures (as applicable and allowable by the program HAP)
4. Items to protect the home from increased or further deterioration or blight
5. Needs of the client based on age and./or disability
6. Energy saving and green construction measures
7. Program budget availability (as applicable and allowable by the program HAP)

B. OWNER(S) ACCEPTANCE OF THE SCOPE OF WORK

The undersigned applicant(s) certifies that he/she or an appointed agent were and are aware of the pre-SOW inspection that was performed prior to the development of the final project Scope of work. Furthermore, the applicant or his/her appointed agent acknowledge participation in the inspection process and rehabilitation items reviewed and utilized in the development of this Scope of Work (SOW).

Applicant/Homeowner understands that he/she will be responsible for removing or relocating all personal items prior to the commencement of project rehab work. In cases where contractors are required to move personal items, the applicant/homeowner accepts all liability for any and all damaged items that may occur during any such removal and/or relocation. This shall not be the responsibility of the Housing Rehabilitation Program nor any of its direct agents.

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work.

It may be necessary to add or remove items from the SOW based on need and budget availability.

I have read and acknowledge understanding of the statements above:

Owner (Signature) _____ Date: _____

Co-Owner (Signature) _____ Date: _____

C. NOTICE TO BIDDING CONTRACTORS

ALL COSTS SHOULD BE INCLUDED IN THE BID DOC (SOW) LINE ITEMS. THIS IS A GENERAL NOTIFICATION OF INFORMATION FOR WORK TO BE COMPLETED WITH AND FOR THIS PROJECT

PREFACE:

The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this SCOPE OF WORK (SOW).

It is understood that initial inspections cannot reveal all defects in the home since the inspection is to be considered non-invasive. During the process of construction, after the bid is awarded, there may be changes to the scope of work. These changes must be approved by the housing department or other department from which the scope of work was issued.

Some specifications are considered to be general in nature and specifics will be discussed at walk through of project. It is the responsibility of the contractor to verify any misunderstandings prior to work or bid being awarded.

All work to be performed in a professional, workmanlike manner, in accordance with the Housing Program Specifications, Florida Building Code, applicable local ordinance, HOA requirements, and manufacturer's specifications. The contractor shall be responsible for the repairs and/or reinstallation of materials/equipment/fixtures damaged or removed due to any work item contained herein. Contractors shall properly dispose of all fixtures, materials and other items removed from the dwelling unless otherwise specified herein. Bid will be accepted on the **TOTAL BID** submitted, and all items must be cost itemized in the space provided or the bid will be rejected.

SCOPE OF WORK and CHANGE ORDERS

No contractor shall, without prior written approval from the Housing Rehabilitation Specialist, Project Manager, or Housing Program Administrator, deviate from any product recommendations listed within this Scope of Work. A notice of "or equal" exchange shall be provided to the Project Manager within forty-eight (48) hours of the proposed "or equal" substitution.

This notice shall contain: (1) The names of both the SOW recommended product and proposed substitute product name and specifications; (2) Comparable manufacturer specifications list, included but not limited to code applicability, price, warranty information, consumer review reports; (3) Any additional information requested by the Housing Program and/or its agents.

Failure to provide any required notification will result in a violation of the terms and conditions of the SOW and Work Rehabilitation Contract and a loss of payment on the substituted product if it is not replaced with the SOW specified product. Approval will NOT be granted under any circumstance on or after the fact basis.

All change order must be approved by the owner, Project Manager, and approved housing program representative before any change order work can begin. Change orders will be granted as the program rule(s) and budget will allow. Primarily for code, HQS, and other health & safety deficiencies not already considered a part of the SOW.

VERIFY QUANTITIES/MEASUREMENTS:

All Quantities and Units of Measure stated in the Scope of Work are for the contractor's convenience and must be verified by the contractor at a mandatory or follow up site inspection prior to bid submission. Discrepancies in Quantities or Units of Measure found by the contractor must be communicated to the Housing Rehabilitation Specialist or Project Manager prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored after the bid submission and rehab contract execution.

ALL PERMITS REQUIRED

The contractor shall initial below for any permits that he/she will apply for relating to this project scope of work. Failure to initial may result in an unacceptable bid:

_____ Building; _____ Zoning; _____ Roofing; _____ Plumbing
_____ Electric; _____ HVAC; _____ Other (list other below as applicable):

JOB BEHAVIOR

Contractor and all contractor subs are expected to act and perform in a professional manner. The work site shall be a drug and harassment free workplace. Failure to comply may result in the owner terminating the contract for cause.

NEW MATERIALS REQUIRED

All materials used in connection with this project are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Housing Rehabilitation Specialist or Project Manager.

PERIODICALLY REMOVE DEBRIS

The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters

WORKMANSHIP STANDARDS

All work shall be performed by workmen both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage. All bids to include the repair/repaint to match existing, all damaged (plaster, stucco, Tile, or any other material), walls, ceilings, floors, fixtures, appliances, ECT... affected by construction.

The contractor will provide all material and shall be responsible for covering all homeowner belongings, including flooring that cannot be moved during rehabilitation: this is not the owner's responsibility: Daily clean-up within and around the home is required and material will be the responsibility of the contracting firm: substituting items to upgrade cabinet heights is prohibited.

It is at the discretion of the Housing Rehabilitation Specialist and/or Project Manager to approve or deny the quality of work on all projects. Poor workmanship will not be accepted and will need to be approved prior to any partial or final payment.

GENERAL WARRANTY

Contractor shall provide a 1-year workmanship and material (5 years for roof) warranty for all work performed via the Scope of Work and any approved change orders. The contractor shall remedy any defect due to faulty material or workmanship and assume responsibility for all damage directly resulting therefrom, which appear within one year from final inspection. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

TIME AND PERFORMACE

This house may or may not require the homeowner to vacate the premises during the construction period. The period for Construction shall be **120 Working days (Mon-Fri: 8am-6pm)** from the date of contract execution and acceptance.

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. Failure to contact the owner for three (3) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the CDBG program in general.

The above applies to all line items associated with this Scope of Work:

NOTE: Signature required for acknowledgment of Notice to Bidding General Contractors

I hereby certify that I am licensed by the State of Florida, Department of Business and Professional Regulation, and that I am eligible to participate in the Housing Rehabilitation Program.

Contractor's Name (Print Name): _____ Contractor's Signature: _____

Contractor's Address: _____ Contractor's Phone Number: _____

COLUMBIA COUNTY
CDBG Rehabilitation Scope of Work and Specifications
 (Work Listed Below)

Description: Project Operation	Qty.	Location	Amount
--------------------------------	------	----------	--------

1. OPERATIONAL	All	Project	\$ _____
-----------------------	------------	----------------	-----------------

The contractor shall be responsible for and provide all applications, permits, plans, drawings, product approvals, or other required local, state, or federal, documentation (To include all applicable Fees, A&E, etc.).

1a. MANUALS & SPECIFICATION DOCUMENTS	All	Project	\$N/A _____
--	------------	----------------	--------------------

The contractor shall supply, at the time of the final CDBG project closeout inspection, all manufacturer manuals and specification booklets/packets for all supplied and installed products listed within the Scope of Work. Failure to Do so, may result in a failed final CDBG project Inspection.

Line item Notes

NOTE 1: To Include all applicable Plans, Drawings, and Permits, & approved building department docs

NOTE 2: Depending on project location additional and/or special permits may be required. Any additional and/or special permitting requirements, including cost shall be the responsibility of the contractor.

1b. COMMUNICATION & REPORTING STANDARDS	All	Project	\$ _____
--	------------	----------------	-----------------

The contractor shall contact, either by phone or electronic communication (text or email), the homeowner at least once per week to provide project progress updates. This shall be documented via an every **Monday Email Report (MER)** to the project manager: Failure to contact the owner and/or provide the MER for two (2) consecutive weeks will result in a \$50 per week credit back to the owner's assistance availability or the SHIP program in general. This credit shall be applied at every failure of compliance occurrence.

Line-item Notes:

NOTE 1: Failure to place a cost for this line item will not exclude the contractor from the responsibility and required stated therein.

1c. RADON TESTING	All	Dwelling	\$ _____
--------------------------	------------	-----------------	-----------------

PREFACE: The Radon testing shall be completed by a legal and appropriately licensed environmental firm. At the conclusion of any work the investigating company must provide an affidavit stating that the work was completed and provide a report including any applicable mitigation recommendations with detailed remediation plan/scope of work and cost estimate.

Provide an interior dwelling radon testing and inspection via best practice detection processes. The inspection shall yield a comprehensive results report which shall contain all required readings, inspection findings, and mitigation recommendations. Testing shall occur through the entirety of the dwelling unit (including garages, & utility rooms).

The Inspection and recommendations to be provided by a licensed/certified environmental firm. A 3rd party report showing the findings at the time of inspection shall be provided to the Consulting Project Manager and County PA.

Line-item Notes:

NOTE 1: Includes inspection and findings report only.

NOTE 2: Once the inspection report and recommendation plan has been complete and submitted, a change order for actual mitigation may be submitted.

1d. STORAGE	All	Project	\$ _____
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The contractor shall be responsible for procuring and providing an onsite POD (for a maximum of four months-120 calendar days) to be placed on site during extermination and interior rehabilitation processes.
The homeowner shall be responsible for storing and replacing belongings into and out of the POD.

Line-item Notes:

NOTE 1: Price to include keyed security lock. The homeowner shall be provided with the sole key and the responsibility for the key's location.

Description: Kitchen & Plumbing	Qty.	Location	Amount
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2. KITCHEN CABINETS/TOPS	All	Kitchen	\$ _____
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Remove all existing wall and base cabinets and countertops and replace with new kitchen cabinets and seamless laminate countertops and 4" backsplash. New cabinets should match the existing footprint of the removed material: Installation to including space for dishwasher (at the owner's request).

Installation shall include a new stainless-steel double bowl sink and all required fixtures (with extendable single lever, faucet/spray nozzle), new plumbing connects, valves, water supply lines, and all other components and hardware to ensure complete and correct operational order. *Owner must be provided three (3) color/style selections. Unit to be installed to manufacturer's specifications. Exact dimensions are to be determined by the contracting firm. (Recommended Product type: Wellborn or equal in value and quality)*

Cabinet Notes

NOTE 1: Cabinet doors and drawers shall contain brushed nickel finished opening/closing hardware.

NOTE 2: As applicable the below applies:

Cabinet Requirements:

- Cabinets shall be standard in size, style and finish and all shall include doors, drawers, hinges, handles and closures and be securely installed.
- Wall and base cabinetry (including back splash) shall be constructed of no less than (3/8) three eights in thick plywood. *Pressed board or engineered wood is not acceptable.*
- Countertop shall include a back splash around the perimeter abutting a wall of no less than (4) four inches in height.



Description-Interior Rehab: Bath & Plumbing	Qty.	Location	Amount
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PREFACE: All plumbing work shall be completed by a legal and appropriately licensed plumbing firm. At the conclusion of the work the plumbing company shall conduct a review of the plumbing system and provide an affidavit stating that all work was completed to all specification and/or code requirements and provide notice that the units plumbing system is in safe and code compliant working order. Any deficiencies found by the plumbing contractor shall be provided to the GC listing any additional repairs needed above what is listed in the SOW. The Contractor understands that failure to provide this affidavit may result in nonpayment of this item and agrees that the owner, the City, and any of its agents will not be held liable due to contractor negligence in providing all required documentation needed for payment.

3. TOILET	1 Unit	Hall Bath	\$ _____
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To ensure improved accessibility: Remove existing and Install a new white, elongated bowl, comfort height/handicapped (18"), maximum 1.6 gallon per flush toilet in the hall bathroom. Installation shall include all required hardware and components to ensure complete installation and operational order. **Recommended product:** American Standard or equal in quality and value). Toilets to be replaced in the following areas:

Line-Item Notes:

NOTE 1: Where the toilet and components cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, etc...affected by the replacement(s).



3a. VANITY	As-Listed	Hall Bath	\$ _____
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Remove existing (including plumbing connections) and install new complete vanity (in existing footprint and dimensions of removed unit) complete with 3 bulb light fixture (including LED bulbs) and over sink wall mounted mirror.

The vanity unit must be constructed with solid wood frame on the doors and cabinet face; the box shall be comprised of minimum 1/2" plywood; shelves **ONLY** may be of composite material and finish covering must be wood veneer or plastic laminate; laminate countertop and 4" laminate back splash and under mount or drop-in level set sink cast in the countertop. Install new water supply valves, lines and escutcheons, strainer assembly, p-trap and tail assembly; Installation to include all other required hardware and components (center set, low flow dual lever faucet and fixtures/drain stop) to ensure for complete installation. **(Recommended product: Pegasus vanity set or equal in quality and value).**

Line-item Note:

NOTE 1: Where the Vanity and any ancillary components (light bar, etc...) cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, painting, etc...affected by the replacement(s).



3b. WALK-IN SHOWER**As-Listed Hall Bath \$ _____**

To improve accessibility: Remove existing/damaged tub/shower assembly (including fixtures, plumbing connections, and surround). Prepare all walls (inside and outside of the tub/shower assembly) and sub wall for cementitious tile backer for installation of a the new walk-in shower with tile surround (with wall mounted fold down seat).

Repair and modify existing floor/subfloor to accommodate the installation of a new shower pan (**Kholer Villager or approved equal**) and tiled shower floor to the building code/UPC of jurisdiction.

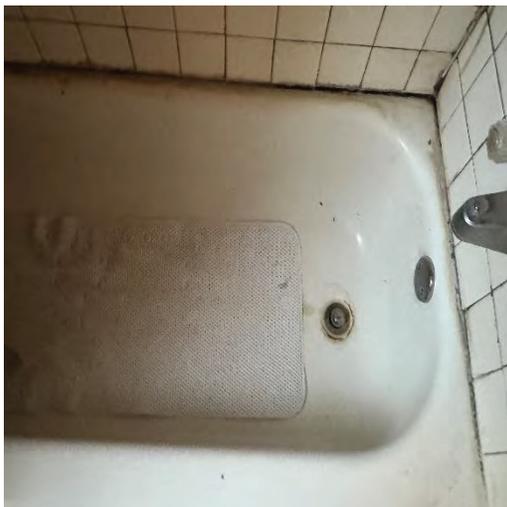
Remove existing diverter and replace with new washer-less single handle diverter assembly, faucet valves with screwdriver stops, **Moen "chateau" or equal**. Install new low-flow (2gpm or less) water saving extendable shower head. Plumbing shall be by an appropriately qualified contractor. Install cementitious tile backer as per manufacturer's recommendations. Cementitious tile backer shall be equal to or better than "Wonder board". Install new minimum 8"x8"x1/4" ceramic tile walls and trim around the shower perimeter:

Tile to finish-starting from top of shower floor extending to the ceiling on all three (3) walled sides of the tub/shower enclosure. Accessories shall include a built-in tiled shower seat at the rear wall, a ceramic soap dish and towel bar placed in the same setting material used for the ceramic tile. Accessories shall also include a shower curtain rod. Color choice shall be by owner. (See Notes below):

Line-Item Note:

NOTE 1: Where the Vanity and any ancillary components (light bar, etc...) cannot be placed in the exact footprint of the removed item(s) the contractor is responsible for making all repairs to the affected area to match the existing flooring, painting, etc...affected by the replacement(s).

NOTE 2: Window should be noted and accounted for appropriately when tiling the enclosure.



Description: Interior Rehab-General	Qty.	Location	Amount
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4. FLOORING	All	As-Listed	\$ _____
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Properly dispose of the existing floor covering in the areas of the home listed above. Make all appropriate modifications to prepare the underlying floor to accept new tile flooring (Scrape and clean the floor to ensure that it is free of all debris and protrusions. Repair (with like code/compliant materials) and patch all cracks and uneven sub-floor leveling in all affected areas to ensure a smooth uniform, surface).

Install new low maintenance, easy clean 12x12 ceramic floor tiles in the listed areas of the home. Installation to be complete and include all required components, to ensure proper installation to manufacturers specifications. *Exact dimensions and square footage to be determined by contracting firm. (Recommended tile product: American Olean or equal in quality and value): Homeowner to have color/style choice.* Installation to include threshold strips at all exposed joints between rooms and/or at door openings.

Floor Locations: Kitchen & Hall Bath

Flooring Notes:

NOTE 1: When installing flooring, all cuts should be made to fit flush against all walls, corners, or existing base trim.

NOTE 2: Line item to include for removal and replacement with new baseboard. The new material shall be white and match the material, style, dimensions, and finish of the removed material.



4a. FLOORING**All As-Listed \$ _____**

Properly dispose of the existing floor covering in the areas of the home listed above. Make all appropriate modifications to prepare the underlying floor to accept new vinyl plank flooring (Scrape and clean the floor to ensure that it is free of all debris and protrusions. Repair (with like code/compliant materials) and patch all cracks and uneven sub-floor leveling in all affected areas to ensure a smooth uniform, surface).

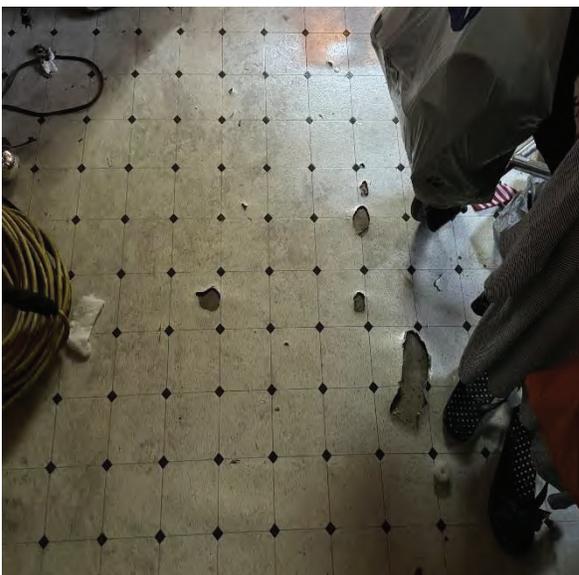
Install new low maintenance, scuff resistant, waterproof vinyl plank flooring (*homeowner to have color and style choice*) in the listed areas of the home. Installation to be complete and include all required components, to ensure proper installation to manufacturers specifications. *Exact dimensions and square footage to be determined by contracting firm. (Recommended tile product: Traffic Master or equal in quality and value): Homeowner to have color/style choice.* Installation to include threshold strips at all exposed joints between rooms and/or at door openings.

Floor Locations: LR, Hallway, Bedroom #1; Bedroom#2; Bedroom#3

Flooring Notes

NOTE 1: When installing flooring, all cuts should be made to fit flush against all walls, corners, or existing base trim.

NOTE 2: Line item to include for removal and replacement with new baseboard. The new material shall be white and match the material, style, dimensions, and finish of the removed material.



Description: Misc. Rehab-General	Qty.	Location	Amount
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5. SMOKE DETECTION	All	As-Listed	\$ _____
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Remove and dispose of any (where existing) smoke detectors: Install **Four (4)** new, hardwired, with battery back-up, smoke/C02 detector and all required system infrastructure, cut-ins, wiring, circuitry and hardware to meet the most current required applicable NEC and Florida Building Codes.

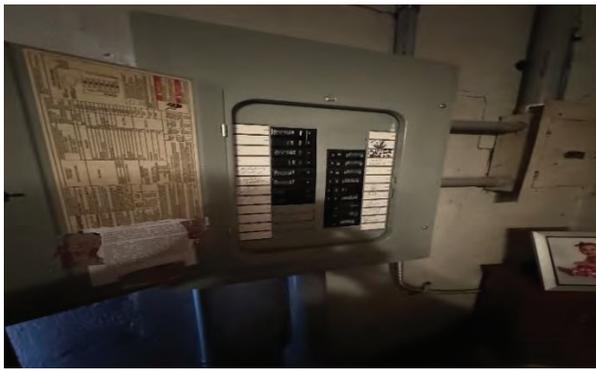
Bid to include repair / patch / paint areas affected from removal of previous smoke detectors. Smoke detector wiring must be properly connected to the electrical panel, including but not limited to the proper wiring size, and connections. Any wiring located in the attic shall be installed and set (preferably along the edges of the attic) to avoid any trip hazard and to meet the current code. **(Recommended Product: Firex Model #21007915 or equal / greater in value and quality).**

Floor Locations: Hallway, Bedroom #1; Bedroom#2; Bedroom#3 .

Line-Item Note:

NOTE 1: Where existing hardwired detector exists and code allows, new units shall be placed in the existing footprint.

NOTE 2: Line-item to include cost for electrical panel box and system inspection (with generated report).



5a. EXTERIOR WEATHERIZATION	All	As-Listed	\$ _____
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Remove as needed, repair, and reattach loosing gable siding (trim boards) at the lefty and right elevations of the home. Review all individual siding slats to ensure they are properly and securely attached to the dwelling. Water seal and stain the siding at each elevation to prevent water intrusion.



----- **END SOW** -----

TOTAL BID AMOUNT \$ _____

****SPECIAL NOTES****

**All requests for information (RFI's) shall be submitted in writing/via email to:
Antonio Jenkins
Antonio.jenkins@guardiancrm.com
863-899-6695**

Any and all products or services included in this scope of work shall be installed to the manufacture's specifications and in compliance with all applicable Columbia County, Health Department, NEC, and/or Florida Building Codes.

All NOA product numbers can be found at www.miamidade.gov/buildingcode/pc-search_app.asp.

All products with no NOA requirement number can be found at www.homedepot.com, www.lowes.com, or other retail outlets where such products are sold:

OFFICIAL USE ONLY

WORK WRITE-UP PREPARED BY: Antonio Jenkins: Guardian CRM, Inc Date: October 2024
AMENDED WRITE-UP PREPARED BY: Antonio Jenkins Date: May, 2025



REQUIRED ADDENDUM PAGE(S) TO FOLLOW

**READ CAREFULLY-WHEN THIS BID
ESTIMATE/CONTRACT IS SIGNED, YOU ARE LEGALLY
RESPONSIBLE.**

NOTE:

- Only licensed and insured contractors legally able to perform work within the State of Florida may submit bids/estimates. A copy of your license and certificate of insurance (listing the County and owner as additional insured) is required to be submitted with your bid.
- For Housing units constructed prior to 1978 where lead based paint may be present, contractors must have, be able to obtain, or procure a properly licensed/certified EPA-RRP firm in order to complete rehabilitation/abatement on properties where lead is found to be present.
- The bid estimates must be based on the work write-up provided by the County.
- No work shall begin and no material shall be ordered unless a NOTICE TO PROCEED is issued.
- BUILDING PERMIT MUST BE OBTAINED, AS APPLICABLE, FOR ALL WORK PERFORMED.
- NO advance payment is allowed.
- Funds will be paid directly to the contractor upon submittal of a final invoice, a W-9 form, a notarized Prime Contractor and Sub-Contractor Release of Lien, a copy of the final inspection approval. For partial draws an inspection on partial work, a notarized Contractors Partial Affidavit plus other additional items identified above are required.
- No funds shall be paid to the property owner (applicant).
- All estimates must indicate if connection to public water or sewer service will be required and include all required utility, County charges, and permit fees for such services as part of the estimate.
- Owner/applicant and contractor must discuss and, on all items, related to this bid estimate, including color and type of material to be used (SEE Exhibit "A" to follow).
- All surfaces disturbed by construction shall be repaired in finished to match existing.
- Contractor shall take before pictures and document working condition of all areas, appliances, ect... in the immediate area of construction.
- Where owner claims of damage not related to a specific SOW is made the photos and notes referenced immediately above shall be utilized in resolving the dispute.

Contractors are prohibited from offering any additional work or favors outside of the SOW/work write-up proposed by the Housing Inspector. Any additional needed work must be done only through the County's approved CDBG change order process.

By signature below, I attest that I have read the SOW and all related information related to the Columbia County CDBG ITB and Bid/Purchasing process.

CONTRACTOR Print Name: _____	DATE: _____
CONTRACTOR Signature: _____	

To receive consistent bid estimates, the Columbia County Housing Consultant provides this form. The County nor its agents, however, are not party to this agreement. Upon completion of any work identified in this bid estimate and approval of the final inspections by the appropriate jurisdiction building inspector, the County will release funds directly to the contractor.

NOTICE BE AWARE THAT:

FLORIDA STATUTE SECTION 837.06- FALSE OFFICIALS STATEMENTS LAW STATED THAT:

“WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND SEGREE, “PUNISHABLE AS PROVIDED BY A FINE TO A MAXIMUM OF \$500.00 AND/OR MAXIMUM OF A SIXTY-DAY JAIL TERM.

(PRINT or TYPE all information unless otherwise noted)

I/we, the undersigned contractor(s), do hereby present and propose the following cost estimate for construction/rehabilitation work to be completed on the identified residential unit. I/we further assure to the best of my ability, that the estimates contained within this bid are an accurate representation and estimate of all necessary work to be completed in relation to the identified residential unit, and **I/we acknowledge that no final payment for work shall be provided until all work has been completed and the corresponding building department has certified the residence** for occupancy, Including all necessary final inspections. All worked performed under this contract has a one (1) year warranty on all workmanship and material and a five (5) year warranty on roofing replacements from the date of the final project inspection.

Contractor Information:

Contractor's Name: _____ Title: _____

Company Name: _____

Address: _____
(Street or PO Box) (County, State, Zip)

Contractor License Information (As Applicable):

State of Florida	Columbia
License Number: _____	License Number: _____

Residential Unit Information:

Unit Address: 1836 SE Cline Feagle Rd. Lake City, FL 32025

Owner Name: Mary Robinson

Owner Phone #: 386-292-6909

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
Subcontractor and Permit Listing**



List all subcontractors that will be used for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

SUBCONTRACTING FIRM NAME	SUBCONTRACTING FIRM PHONE #
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.
9.	9.
10.	10.



List all permits that will be required for the work completed on this property: Failure to complete this request may result in this bid being considered incomplete and ineligible for award.

REQUIRED PERMITS	PRINT NAME OF ENTITY RESPONSIBLE FOR PERMIT
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Contractor's Name (Print Name): _____

Contractor's Signature: _____

Title of signatory: _____

“EXHIBIT A”

**COLUMBIA COUNTY
CDBG
HOUSING REHABILITATION PROGRAM
HOUSING REHABILITATION PROGRAM COLOR/STYLE SELECTION**

1. Contractor must provide at least three (3) color choices for each eligible item.

NOTE: See attached scope of work for highlighted eligible items.

2. The Columbia County reserves the right to veto a color choice made by the homeowner.

3. **It is the contractor’s responsibility to provide selections for the homeowner to select the colors and designs, and then sign this form.**

4. Any deviations from this process must be submitted via email to the Housing Inspector (antonio.jenkins@guardiancrm.com) for approval.

5. Color/Style selections are to be signed and forwarded to the Housing Program Inspector no later than five (5) calendar days after the NTP takes effect.

COLORS AND STYLES TO BE LISTED IN THE GRID BELOW:

ITEM LOCATION	ITEM PRODUCT #	ITEM STYLE CODE	ITEM COLOR CODE

(NOTE: PLEASE MAKE A DUPLICATE COPY IF MORE SPACE IS REQUIRED. ALL COPIES MUST BE SIGNED)

The signatures on this document confirm acknowledgment of the above listed items:

Homeowner/Developer Signature: _____	Date: _____
Contractor Signature: _____	Date: _____
Housing Inspector Signature: _____	Date: _____

Pb  3

Environmental Monitoring, LLC.

◆Asbestos, Lead Paint and Construction Air Monitoring ◆Consulting ◆Bulk Sampling for Laboratory Analysis◆
(352) 203-4081 email: robppo3@gmail.com or rrasmussen72@gmail.com

FL Licensed Asbestos Business Organization No. ZA527

U.S. EPA Certified Lead-Based Paint Activities Firm No. NAT-F178890

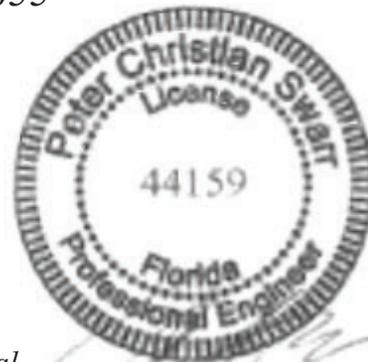
July 14, 2023

Report No: CC-7-14-23-06

Project:
Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024



Client:
Columbia County CDBG-HR Program
135 NE Hernando Ave.
Lake City, FL 32055



Unofficial without seal
Peter Swarr, PE #44159FL
LAC #63

Signed electronically 7/16/23 by
Peter C. Swarr, PE

6548 SW 131st Place Ocala, FL 34473 352.203.4081

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

According to your instructions **PbO₃** Environmental Monitoring, LLC., Inc. has completed an asbestos survey at the subject property (Project). The following pages of this report contain the results of this Inspection. This limited asbestos inspection report presents data that describes the location of asbestos-containing material (ACM) identified in the subject property. This report is to be used as a program-planning tool for the proposed demolition, renovation, construction and/or maintenance activities scheduled at this facility. This survey was conducted on site by EPA/AHERA trained professional inspector(s).

Suspect materials not previously identified in this report may be encountered during any renovation or demolition. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

This report is intended for the exclusive use of our client. The findings are relevant to the conditions observed during the physical process of performing the Inspection. These findings should not be treated as absolute, nor should they be relied upon to represent conditions at significantly later dates.

PbO₃ Environmental Monitoring, LLC.

A handwritten signature in black ink, appearing to read 'R. Rasmussen', with a long horizontal flourish extending to the right.

Robert Rasmussen
Building Inspector
Asbestos License # ZA527

1.0 INTRODUCTION

PbO₃ was contracted by our client to conduct an Asbestos Survey of suspect asbestos containing materials found in the subject property.

- 1) Identify suspect asbestos-containing materials that would be disturbed during demolition and/or select renovations to this structure.

1.1 INSPECTION AND SAMPLING PROCEDURE

PbO₃ inspection and sample collection procedures are based on the Environmental Protection Agency (EPA) protocols.

An initial facility walk through is conducted to familiarize the inspector with the facility layout. The facility is then divided into functional available spaces that can be accessed. The suspect homogeneous materials are selected for bulk sampling. Samples are collected and placed into separate, sealed plastic bags. Each sample is individually numbered and sample information is entered onto a Field Data Sheet. Sample tools are decontaminated after each sample collection. The samples are delivered to an accredited laboratory for analysis, accompanied by a completed Chain of Custody Form.

Suspect materials are divided into three categories: surfacing materials (such as plaster and surface coatings), thermal system insulation (TSI) (such as mudded TSI fittings, duct insulation, and pipe insulation), and miscellaneous material (such as floor tile, drywall, and mastic). Asbestos-containing materials are classified according to:

- | | |
|-------------------|---------------|
| Friability | * Friable |
| | * Non-friable |

Friable asbestos-containing material (ACM), is defined as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. (Sec. 61.141)

Nonfriable ACM is any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. EPA also defines two categories of nonfriable ACM, Category I and Category II nonfriable ACM, which are described later in this guidance.

"Regulated Asbestos-Containing Material" (RACM) is (a) friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

A particular suspect material may be found in several different locations within a facility. The EPA does not require that these materials be sampled in each location, provided the materials are of the same type, age, appearance, have the same date of installation, and are sampled in accordance with EPA requirements to provide statistically reliable data that can be extrapolated onto all remaining non-sampled areas.

Accredited inspectors determine the number of samples of each material to be collected, depending on the material's category and the amount of material present.

The EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations and the Florida Department of Environmental Protection (FDEP) Asbestos program regulate the removal and disposal of asbestos-containing building materials (any material containing more than 1% asbestos).

Asbestos NESHAP regulations must be followed for demolitions and/or renovations of facilities with at least 80 linear meters (260 linear feet) of regulated asbestos-containing materials (RACM) on pipes, 15 square meters (160 square feet) of regulated asbestos-containing materials on other facility components, or at least one cubic meter (35 cubic feet) of facility components where the amount of RACM previously removed from pipes and other facility components could not be measured before stripping.

1.2 METHODS OF LABORATORY ANALYSIS

Samples are analyzed in accordance with AHERA requirements using the following reference methods:

- EPA Interim Method for the Detection of Asbestos in Bulk Insulation Samples (EPA 600/M4-82020, December 1982).
- McCrone Research Institute's The Asbestos Particle Atlas.

All bulk samples are analyzed using PLM visual area estimate (VAE). Friable materials containing asbestos estimated at less than ten percent by PLM-VAE may be reanalyzed by PLM point counting. Additional treatment and tests may be used as required to accurately define composition (i.e., ashing, extractions, and TEM). All bulk sample laboratory reports are verified through an established quality assurance (QA) procedure.

1.3 QUALITY CONTROL PROCEDURES

Laboratories accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) analyze all samples. These laboratories participate in the NVLAP, as well as the American Industrial Hygiene Association (AIHA) Bulk Asbestos Sample Quality Assurance Program. **PbO₃** verifies all sample data for accuracy by cross-referencing Field Data Sheets, Chain of Custody Forms, and field notes.

1.4 DETERMINATION OF ACM CLASSIFICATION

The positive identification of asbestos in a material or product can only be made through laboratory analysis. Visual inspection or common knowledge is not a positive test. The asbestos content of a suspect material is determined by collecting a bulk sample and having it analyzed by PLM. The PLM technique determines the specific type of asbestos present in the bulk sample and VAE provides an estimate of the percentage of asbestos.

The EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) - National Emission Standard for Asbestos (40 CFR Part 61, subpart M) defines a non-friable asbestos-containing material as any material with an asbestos content greater than one percent as determined by PLM analysis. A friable material estimated to contain less than ten percent asbestos as determined by PLM-VAE must be analyzed by PLM point counting and determined to contain less than one-percent asbestos in order to be considered a non-regulated ACM.

A clarification memorandum issued by the EPA regarding the NESHAP regulation included the following statement:

The parties legally responsible for a building (owner or operator) may take a conservative approach to being regulated by the NESHAP. The responsible party - may choose to act as though the building material is an asbestos-containing material (greater than 1%) at any level of asbestos content (even less than 1% asbestos). Thus, if the analyst detects asbestos in the sample and estimates the amount to be less than 10% by visual estimation, the parties legally responsible (owner or operator) of the building may elect to assume the amount to be greater than 1% and treat the material as regulated asbestos containing material or require verification of the amount by point counting.

1.5 INSPECTION LIMITS

PbO₃ has performed the Client requested tasks in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. **PbO₃** cannot guarantee and does not warrant that this Asbestos Survey has identified all adverse environmental factors and/or conditions affecting the subject properties on the date of the Assessment. **PbO₃** cannot and will not warrant that this Asbestos Survey that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards. The results reported and conclusions reached by **PbO₃** are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. Please note that the test results relate only to those homogeneous materials tested. If conditions, or materials, other than those addressed in this report are encountered during the planned demolition activities, **PbO₃** should be contacted to assess the potential impact of these materials or conditions relative to the findings or recommendations included herein. The survey was performed by observing suspect materials throughout the structure where accessible. We must emphasize that it is not possible to look within every location of a building. The visual survey documents only general locations of suspect materials but does not determine exact boundaries. Concealed locations of asbestos may exist at the subject property, and the levels may vary from those stated in this report. There may be variations in the composition of materials which appear similar. Materials may be hidden from view and not accessible. Hypothetical examples include floor tile hidden under carpeting, and not detected by our typical examination of the area under the carpet at a corner(s) or existing hole(s), an abandoned length of insulated pipe hidden within a finished wall, an asbestos-cement sewer vent pipe in the wall behind a toilet, asbestos paper/felt between hardwood flooring and the sub-floor or old vinyl floor tile covered over with plywood and newer flooring materials. No attempt was made to disassemble equipment or demolish structural elements and finishes as this is beyond the scope of our authorized services. Visual observations were made only at convenient locations, due to these limitations, wall voids, flooring under carpet, building cavities and mechanical equipment, and other areas may contain unreported asbestos-containing materials. Suspect materials not previously identified in this report may be encountered during any demolition activity. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

All fire doors should be assumed asbestos containing material since disassembly of locks and/or other work to access the door insulation is not possible.

Asbestos Survey for Renovation-House
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Lake City, FL 32024

We generally assume that roofing material, vinyl flooring and floor mastic contains asbestos, as asbestos roofing material, asbestos vinyl flooring and asbestos floor mastic are very common unless noted as sampled. Location and sampling of underground items, such as asbestos-cement pipes, would have been outside of the scope of the survey. Cloth jacketed electrical wiring if present, should be assumed asbestos containing material. Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized.

Electrical wiring is typically not sampled unless the electrical system has been verified by our client as de-energized. Swimming pools are not tested unless they are accessible and drained. Swimming pools should be assumed an asbestos containing material.

EPA 6001R-93/116 is the specified method for analysis of bulk material samples for asbestos under the EPA Asbestos Hazard Emergency Response Act, there have been reports that this method may not identify asbestos when fiber sizes are extremely small or if they are bound in a resinous material. Such materials include floor tile, mastic and asphaltic roofing. Currently, reanalysis by Transmission Electron Microscopy (TEM) to verify results of <1 % or "None Detected" for these materials is recommended.

Quantities shown in this survey are estimates, actual quantities may vary. Field verification is the responsibility of the contractor. Contractors are responsible for their own verification of quantities prior to bid submittal.

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

1.6 INSPECTION DATE AND INSPECTOR INFORMATION:

PbO₃ employee Richard Anderson inspected the structure on July 5, 2023.

2.0 FACILITY CONSTRUCTION INFORMATION:

The structure is a CMU block single family house on slab with a metal roof.

2.1 FACILITY MAINTENANCE AND/OR RENOVATION HISTORY

Unknown

2.2 SUSPECT MATERIAL SUMMARY

- Popcorn Ceilings
- Drywall & Joint Compound
- Exterior Caulking
- Concrete
- Wall Texture

2.3 RESULTS

There was a total of Sixteen (16) samples (including sub-samples) were analyzed by EPA Method 600/M4/82/020R-93/116. Based upon our visual observations, bulk sampling of suspect materials and subsequent microscopic analysis, we have determined that **asbestos minerals were detected in the samples analyzed.**

Sample No.	Location	Asbestos Component	Asbestos Qty	Friable	Amount
209-01	Bathroom	Popcorn Ceiling	2% Chrysotile	Yes	Assumed Throughout The Entire House
209-04	Hall Closet	Drywall Joint Compound	2% Chrysotile	No	Assumed Throughout The Entire House

2.4 SUMMARY AND CONCLUSIONS

PbO₃ was contracted by our client to conduct an Asbestos Survey of suspect asbestos containing materials found in the subject property.

1. Regulated Friable Asbestos Containing Material was detected in the Popcorn Ceiling Texture.
2. Non-Friable Asbestos Containing Material was detected in the Drywall Joint Compound.

2.5 RECOMMENDATIONS

Suspect materials not previously identified in this report may be encountered during any demolition, renovation and/or maintenance activities. These materials should be assumed asbestos containing material until sample collection and subsequent analysis prove otherwise.

That this survey be used to identify asbestos containing material and components prior to any planned demolition, renovation, construction and/or maintenance activities scheduled at this facility.

Controlled "Wet" demolition of all materials in place is recommended. Provided the demolition activities do not subject presumed non-friable asbestos containing material (if present) to cutting, sanding, grinding, abrading, or otherwise rendering them friable during demolition.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the demolition of all buildings identified with Asbestos Containing Material (ACM) and/or presumed ACM. The contractor will need to comply with the specific training, duties and responsibilities outlined in this CFR.

Disturbances to the Friable Asbestos Popcorn Ceiling Texture:

- Shall be performed by a Florida Licensed Asbestos Abatement Contractor
- U.S. Occupational Safety and Health Administration (OSHA) regulations apply to the disturbance of material; containing any percentage of asbestos fibers as outlined in 29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry. The contractor will need to comply with the specific training,

duties and responsibilities outlined in this CFR.

- OSHA 29 CFR 1910.1001. OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

Disturbances to Non-Friable Asbestos Drywall Joint Compound:

- Option 1

Abate all Non-Friable Asbestos Containing Material prior to any renovation that may impact the Drywall Joint Compound. Abatement should be performed by a Florida Licensed Asbestos Abatement Contractor.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply if the abatement option is chosen.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

- Option 2

Non-Friable Asbestos Containing Material was detected in the Drywall Joint Compound. The EPA NESHAP (40 CFR Part 61, Appendix A to Subpart M) classifies these materials as a Category I, non-friable ACM. Removal is not required by NESHAP provided the renovation activities do not subject this material to cutting, sanding, grinding, abrading, or otherwise rendering them friable during renovation.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the demolition/renovation of all dwellings identified with asbestos containing material. The demolition contractor will need to comply with the specific **training, duties** and **responsibilities** outlined in this CFR.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

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General Recommendations

The EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations and the Florida Department of Environmental Protection (DEP) Asbestos program regulate the removal and disposal of asbestos-containing building materials. The Florida Department of Environmental Protection (DEP) administers an asbestos removal program under Chapter 62-257, Florida Administrative Code. The Asbestos NESHAP has been adopted by reference in section 62-204.800, Florida Administrative Code. The program's intent is to minimize the release of asbestos fibers during activities involving the processing, handling, and disposal of asbestos-containing material.

The regulations of these agencies require the removal of friable asbestos-containing materials prior to extensive renovation or demolition projects, and the removal of non-friable asbestos-containing materials that may be rendered friable in the course of renovation or demolition projects. Only a Florida licensed asbestos contractor using properly trained, certified, and licensed asbestos workers can perform asbestos removal projects in Florida. Air monitoring during and after abatement activities is also recommended to document the fiber levels inside and outside the abatement work area.

The asbestos NESHAP requires that an asbestos trained person be on site i.e. 40 CFR 61.145 (c) (8) states in part "no RACM shall be stripped, removed, or otherwise handled or disturbed at a facility regulated by this section unless at least one on-site representative, such as a foreman or management level person or other authorized person, trained in the provisions of this regulation and the means of complying with them is present."

DEP recommends that this "trained person" be on site when non-friable ACM is present so that developing problems can be caught early and corrected without delay. In addition, the regulations require the owner of the building and/or the operator to notify the applicable DEP District Office or Local Pollution Control Agency before any demolition, or before renovations of buildings that contain a certain threshold amount of asbestos or asbestos containing materials.

Florida requires the submission of a 10-Day Notification for all renovations and demolitions of facilities with at least 260 linear feet of regulated asbestos-containing materials (RACM), 160 square feet of regulated asbestos containing materials on other facility components, or at least one cubic meter (35 cubic feet) off facility components. Asbestos waste requires disposal at an approved solid waste disposal facility.

Local agencies may also have specific requirements for demolition/renovation projects involving asbestos-containing building materials.

OSHA 29 CFR 1910.1001 requires the communication of information concerning asbestos hazards. Employees engaged in work activities with installed ACM may be exposed to asbestos fibers. The owner or operator should take the necessary steps to reduce the potential for disturbance.

29 CFR 1926.1101- OSHA's Asbestos Standard for the Construction Industry does apply to the abatement, renovation and/or demolition of all buildings identified with asbestos containing material. The contractor will need to comply with the specific training, duties and responsibilities outlined in this CFR.

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

Dear Customer:

PbO3 Environmental Monitoring Company, would like to thank you for allowing us the opportunity to be of service to you. We value our customers and therefore **PbO3** prides itself on making sure every customer is fully satisfied.

If there is ever another opportunity that we can be of service to you, we would appreciate the call. The services we provide for future reference are as follows.

- Lead Testing and Consulting, Paint, Soil, Water and Dust.
- Asbestos Testing, Consulting and Monitoring.
- Indoor Air Quality Testing.
- Mold Assessments and Clearances.
- And various other environmental issues.

If you should have any questions, comments or concerns please contact us at (352) 203-4081. Once again, thank you for using **PbO3**.

Sincerely,

PbO3 Environmental Monitoring, LLC

Asbestos Survey for Renovation-House
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Lake City, FL 32024

APPENDIX A
LABORATORY RESULTS



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 23-07-01149

Client: PbO3 Environmental Monitoring, LLC
 6548 SW 131st Place
 Ocala, FL 34473

Received Date: 07/11/2023
 Analyzed Date: 07/11/2023
 Reported Date: 07/13/2023

Project/Test Address: Renovation; 209 SW Fabian Way; Lake City, FL

Client Number:
 201413

Fax Number:
 321-507-4914

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-001	209-01		Beige Textured; White Paint-Like; Inhomogeneous	2% Chrysotile	98% Non-Fibrous
				Total Asbestos: 2%	
Chrysotile present throughout sample					
23-07-01149-002	209-02			Did Not Analyze (Positive Stop)	
23-07-01149-003	209-03			Did Not Analyze (Positive Stop)	
23-07-01149-004A	209-04	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-004B	209-04	Joint Comp.	Off-White Chalky; Homogeneous	2% Chrysotile	98% Non-Fibrous
				Total Asbestos: 2%	

Environmental Hazards Services, L.L.C

Client Number: 201413
 Project/Test Address: Renovation; 209 SW Fabian Way; Lake
 City, FL

Report Number: 23-07-01149

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-005A	209-05	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-005B	209-05	Joint Comp.		Did Not Analyze (Positive Stop)	
23-07-01149-006A	209-06	Drywall	White Powdery; Brown Fibrous; Inhomogeneous	NAD	15% Cellulose 2% Fibrous Glass 83% Non-Fibrous
23-07-01149-006B	209-06	Joint Comp.		Did Not Analyze (Positive Stop)	
23-07-01149-007	209-07		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-008	209-08		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-009	209-09		White Pliable; Homogeneous	NAD	100% Non-Fibrous
23-07-01149-010	209-10		Beige Cementitious; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 201413
 Project/Test Address: Renovation; 209 SW Fabian Way; Lake City, FL

Report Number: 23-07-01149

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-07-01149-011	209-11		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-07-01149-012	209-12		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-07-01149-013	209-13		White Textured; Tan Paint-Like; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous

QC Sample: 56-M12012-2
 QC Blank: SRM 1866 Fiberglass
 Reporting Limit: 1% Asbestos
 Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
 Analyst: Kathy Fletcher

Reviewed By Authorized Signatory: Melissa Kanode
 Melissa Kanode
 QA/QC Clerk

These results are based on a comparative visual estimate. The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



Project Number:

Project Name: Renovation

Project Address: 209 SW FABIAN WAY
LAKE CITY, FL

Client Name: Columbia County

Inspector: R. Anderson

Lab Name: **Environmental Hazards**
Address: 7469 Whitepine Road
N. Chesterfield, VA 23237
Phone: 1-800-347-4010 ext 110

Turnaround:

Same Day 24 Hrs 48Hrs 3 Days

Analysis Type:

Asbestos Bulk Positive Stop
Lead OTHER

Date	Sample Number	Description	Location	Comments/Measurements
7/5/23	209-01	Popcorn Ceiling Texture	BATHROOM	THROUGHFAST
	-02		LIVING ROOM	
	-03		KITCHEN	
	-04		HALL CLOSET	THROUGHFAST
	-05		NORTH BEDROOM	
	-06		LIVING ROOM CLOSET	
	-07		EX. DINING ROOM	400 LB
	-08			
	-09			
	-10		DRAWERWAY	
	-11		KITCHEN	550 CL 2
	-12		LIVING ROOM	
	-13		KITCHEN	

Handwritten notes: NOX, AE, 13 PLM

Relinquished By:

Received By:

Date: 7/5/23

Date: 7/10/23

Time:

Time: 2:14 PM

Asbestos Survey for Renovation-House
209 Fabian Way
Lake City, FL 32024

APPENDIX B
CERTIFICATIONS

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Environmental Hazards Services, L.L.C.

7469 Whitepine Road

North Chesterfield, VA 23237-2261

Ms. Julie Dickerson

Phone: 804-275-4788 Fax: 804-275-4907

Email: jdickerson@leadlab.com

<http://www.leadlab.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101882-0

Bulk Asbestos Analysis

Code

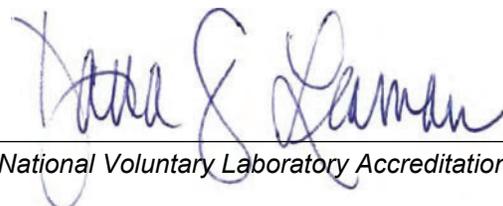
Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

LEAD-BASED PAINT INSPECTION AND REPORT

REPORT NUMBER: 7/13/23 13:42
INSPECTION LOCATION: Jamie Roskey
209 SW Fabian Way
Lake City, Florida 32024
INSPECTION FOR: **Columbia County**
Contact Person – Antonio Jenkins
e-mail: Antonio.jenkins@guardianerm.com
INSPECTION DATE: 7/13/23
INSTRUMENT TYPE: RMD MODEL LPA-1
XRF TYPE ANALYZER/ SERIAL #1121
ACTION LEVEL: 1.0 MG/CM**2
OPERATOR LICENSE: U.S. Environmental Protection Agency /
No. FL-R-4850-2

I hereby certify that to the best of my knowledge; the following report reflects the true lead content of the painted surfaces as tested by XRF at the above address.

SIGNED _____



DATE _____

7/16/23

Anthony C. Penna – President
Associated Consulting Professionals, Inc.
1759 Bayhill Drive
Oldsmar, Florida 34677
Phone 727.773.9200
apenna@tampabay.rr.com

INSPECTION REPORT CONTENTS: 209 SW Fabian Way, Lake City, Florida

COVER PAGE

SUMMARY

XRF INSPECTION NOTES

XRF COMPUTER GENERATED DETAILED REPORT

SUMMARY

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CRF part 35 and 40 CRF part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers, and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. (See Section IV of Chapter 7 of the HUD Guidelines for further details).

XRF INSPECTION NOTES

Anthony Penna of Associated Consulting Professionals, Inc. performed a lead-based paint inspection on this property utilizing XRF technology. This inspection did not include such items as water sampling, soil analysis, mini blind testing, lead dust analysis, furniture, bathroom and or floor/window tile-except as noted below. Non-painted items such as tile windowsills and vinyl base were not tested unless they have been painted over with conventional house paints.

When identifying a testing location with a Wall A, B, C or D designation, this is used to determine where a test was taken in correlation to the numbered front entry to the home. Wall A is the front wall, B, C and D walls follow in a clockwise direction around the house or room. For this home wall A is the **North** wall in all rooms.

When an item is listed as positive it includes all like items in the identified area (room or exterior) unless otherwise noted.

Please Note: A property is exempt from having a Lead Risk Assessment performed if it has been tested by XRF by an EPA certified Lead Risk Assessor and found to not have lead-based paint covered components.

POSITIVE LEAD-BASED PAINT LOCATIONS:

Exterior – None

Interior – None
